

No.29 RATHBONE PLACE

A1 FOOD OPPORTUNITY AVAILABLE IN
THE HEART OF LONDON'S FITZROVIA, W1



FITZROVIA
LONDON W1

The shop occupies a prime location in the exciting and vibrant area of Charlotte Street in the heart of Fitzrovia. There are a number of independent brands alongside restaurants such as *Patty and Bun*, *Ahi Poke*, *Lima*, *Bao*, *ROKA*, *The Ninth*, *Ted's Grooming Room* and *Tapped and Packed* and soon to be Monica Galetti's new restaurant *Mere*. Charlotte Street Hotel is in close proximity with both Goodge Street and Tottenham Court Road underground stations (Northern and Central lines) within short walking distance. In addition to this the nearby Rathbone Square will be launching a new mixed-use commercial space. The community will also consist of 243,000 sq ft of brand new offices to be occupied by Facebook and 142 high-end private apartments.

ACCOMMODATION

The accommodation comprises of the following approximate floor areas on ground floor and basement:

| | | |
|---------------|-------------------|-----------------|
| Ground floor: | 827 sq ft | 77 sq m |
| Basement: | 921sq ft | 85 sq m |
| Total: | 1748 sq ft | 162 sq m |

LEASE

The property is available by way of a new lease with exact terms to be agreed.

RENT

£90,000 per annum exclusive. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

RATES

Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available to all parties upon request.

VIEWING

Viewings to be arranged through:

Orme Retail

Please contact either:

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Davis Coffer Lyons

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October 2016



ORME

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Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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