



2 Charlotte Street, London W1T 2LW

Location

Charlotte Street is well known for being one of Central London’s leading F&B destinations with the subject premises located at the busy southern end close to Oxford Street and a short walk from Tottenham Court Road and Goodge Street Underground Stations. The Tottenham Court Road Crossrail terminal will also exit close by and the area is home to numerous office occupiers such as Facebook, Saatchi and Saatchi and Estee Lauder & The BFI. Local occupiers include Circolo Popolare, Roka, SixbyNico, Charlotte Street Hotel, Norma and many others. For a greater understanding of the location please review: [Google Street View](#)

Description

The premises occupy an attractive south west facing corner position with the benefit of a large and eye catching outside seating perimeter. Internally the premises are arranged over ground, basement and first floors and fitted as a coffee shop (refurbished in 2017) with customer areas on ground and 1st floors. We understand the gross internal areas to be:

Ground Floor	48 sq m	522 sq ft
Basement	38 sq m	414 sq ft
First Floor	53 sq m	568 sq ft
Total	139 sq m	1,504 sq ft

Lease

A new lease outside the renewal provisions of the Landlord and Tenant Act 1954 will be granted by the Landlord on full repairing and insuring terms by arrangement subject to upward only open market rent reviews is to be offered.

Rent

Rental offers of £87,500 will be considered

Planning

The premises benefit from A1 / E Class planning permission.

EPC

An EPC will be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

Viewing is strictly by prior appointment with joint agent Davis Coffey Lyons: dcl.co.uk / savills.co.uk

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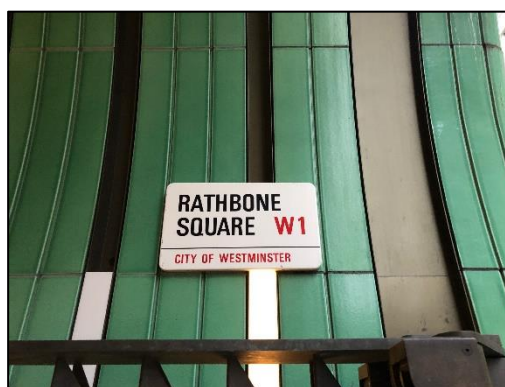
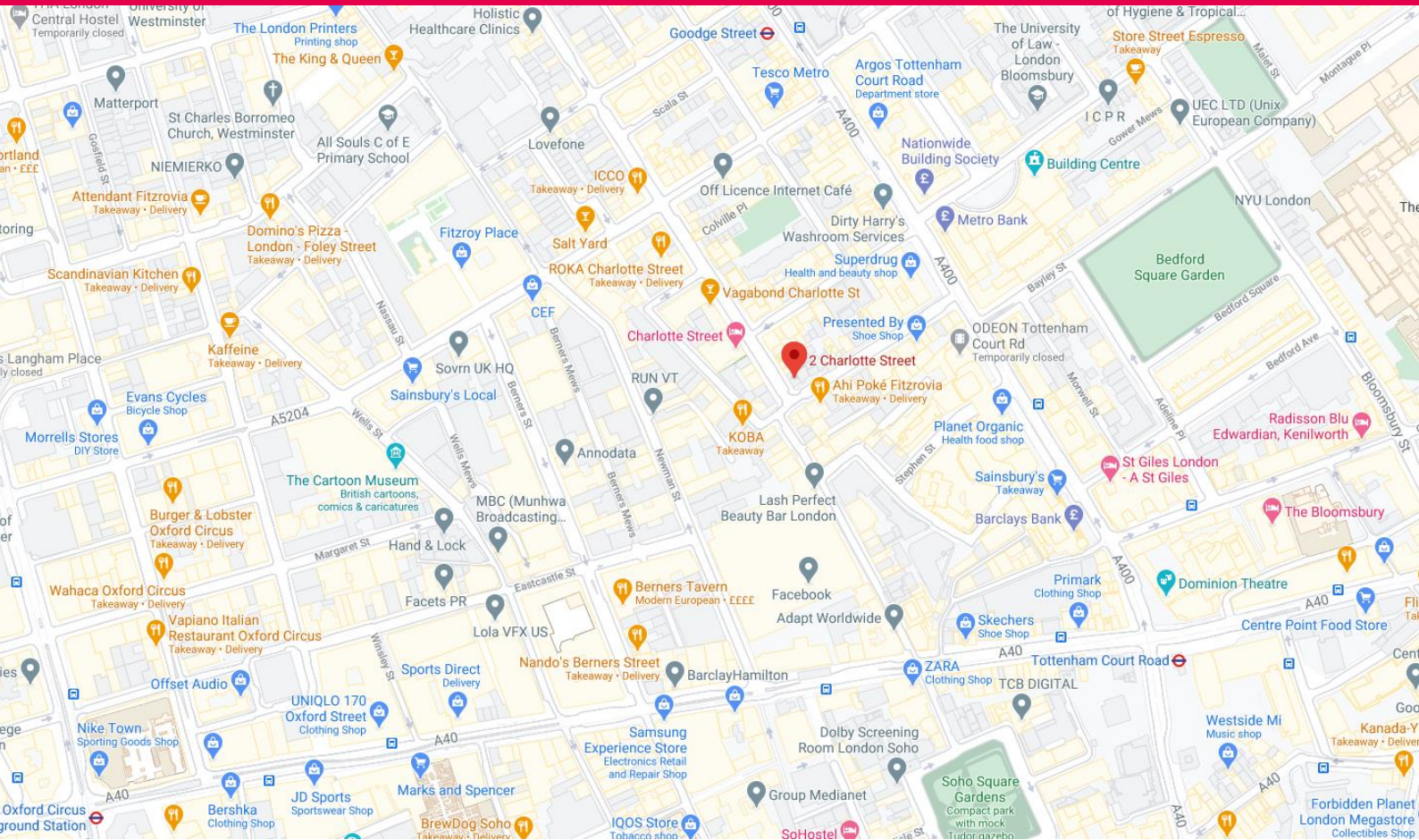
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**DAVIS
COFFER
LYONS**

FITZROVIA – NEW LEASE – 1,500 SQ FT

FITTED CORNER CAFÉ WITH OUTSIDE SEATING



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