



# No.2 CHARLOTTE PLACE

A1 food opportunity available in  
the heart of London's Fitzrovia, W1

**FITZROVIA**  
LONDON W1





This A1 unit is situated in a prime location on the pedestrianised Charlotte Place in the lively and dynamic area of Fitzrovia. The property is surrounded by a large number of independent coffee shops, retail, offices and restaurants such as *Fabrique Bakery, Patty & Bun, Mr Fogg's House of Botanicals, Greyhound Café, Detox Kitchen, Salt Yard, Estée Lauder, Cubitts and Black Eyewear.*

Fitzroy Place, Rathbone Square and Charlotte Street are in the immediate proximity to Charlotte Place, home to the *Charlotte Street Hotel, Rathbone Hotel, Circolo Popolare, Facebook, Digme, The Ninth, Norma, The Newman Arms, White Pine, Omotesando Koffee* and *Said Dial 1923.*

Fitzrovia also benefits from a large residential population as well as a number of offices located nearby to this location, providing heavy footfall.

## ACCOMMODATION

The accommodation comprises a ground floor retail unit.

Ground floor	388 sq ft	36 sq m
Basement	287 sq ft	27 sq m
<b>Total</b>	<b>675 sq ft</b>	<b>63 sq m</b>

## LEASE

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

## RENT

£45,000 p.a.x. 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.

October 2019

## VIEWING

Viewings to be arranged through:

### Davis Coffey Lyons

Please contact either:

**Emily Hirsch** ehirsch@dcl.co.uk

**Susie Webb** swebb@dcl.co.uk

### Orme Retail

Please contact either:

**Jamie Orme** jorme@ormeretail.co.uk

**Oliver Muers-Raby** omuers-raby@ormeretail.co.uk



**DAVIS  
COFFER  
LYONS**

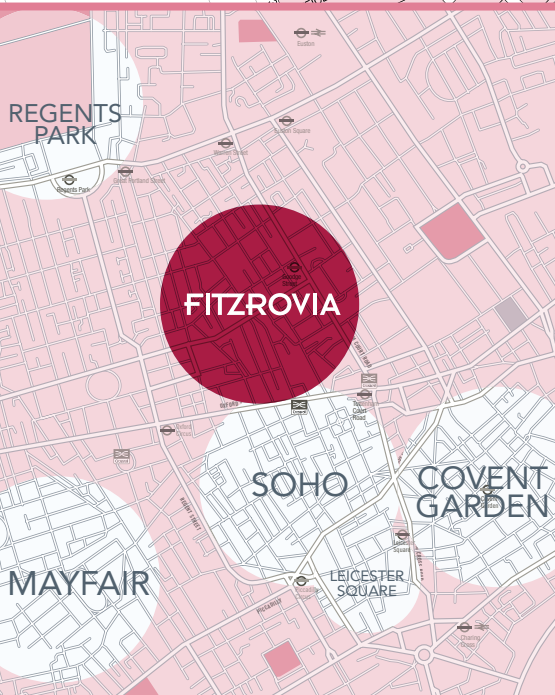
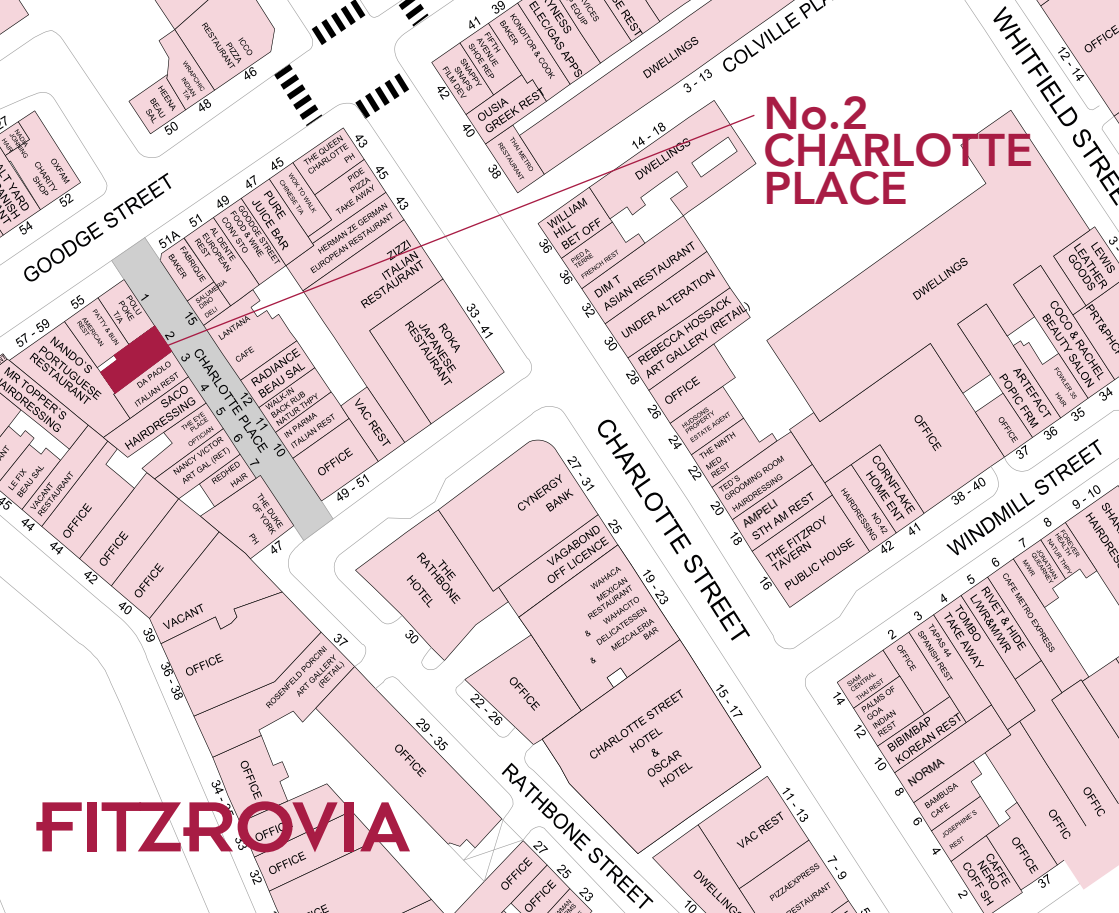
**020 7299 0700**

**ORME**

RETAIL PROPERTY

**020 7499 0440**





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 Davis Coffey Lyons and Orme Retail, their clients and any joint agents, give notice that: i) These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. iii) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. iv) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

**Shaftesbury**