

Hello
Fitzrovia

No.47

GOODGE STREET

LONDON
W1

S SHAFTESBURY
CAPITAL

CLASS E FOOD
OPPORTUNITY



DESCRIPTION

A prominent unit well located on Goodge Street close to Charlotte Place. It benefits from great transport links with Goodge Street and Tottenham Court Road underground along with the recent addition of the Elizabeth Line which are all under a five-minute walk away.

Due to the large office population in the area, there is a bustling grab & go trade, alongside popular restaurant and bar venues.

This location benefits from its proximity to the Estee Lauder and Facebook offices, with both the University College London and University of Westminster located nearby. Fitzrovia's large residential population adds to the already heavy footfall here.

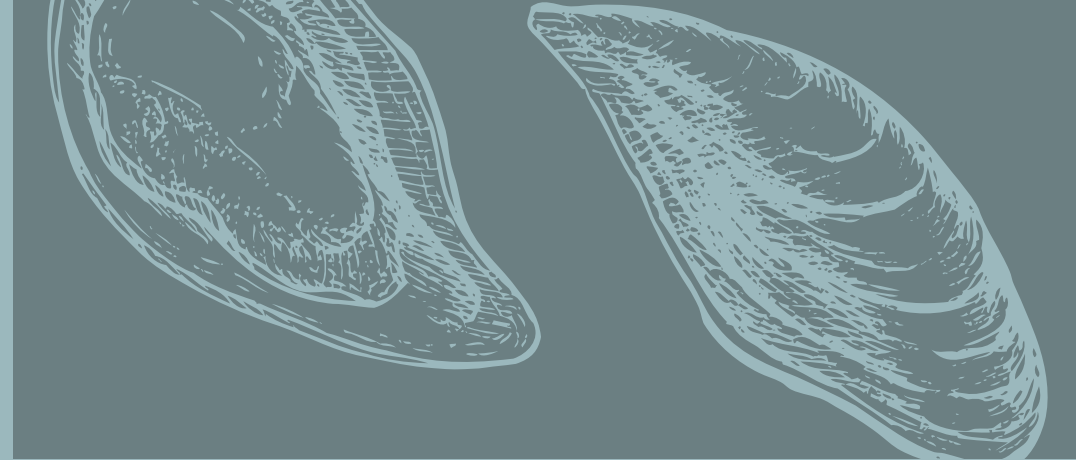
Restaurants in the immediate vicinity include Salt Yard, Gong Cha, Barrica, Sohishi, Fabrique, Lanta Café. Goodge Street is intersected by Charlotte Street which is a key dining destination and home to Carousel, Norma, Lisboeta, The Ninth, the world-renowned Charlotte Street Hotel and popular brunch destination Where The Pancakes Are.

Tenure

The unit is available to let by way of a new effectively full repairing and insuring lease term to be agreed. The lease will be contracted outside of the security and compensations provisions of the Landlord & Tenant Act 1954 part II (as amended).

Rent

Base rent available on request. The base rent will be exclusive of rates, VAT (if applicable) and all other outgoings. The Operator will be required to put forward a percentage of turn over, such that the higher of the base rent or turnover is payable.



Handover

The unit will be handed over in a shell condition. There is no scope for extraction but potential for RECO.

Planning

The unit benefits from Class E planning use.

Rates

The Rateable Value for the property is £47,500 under Westminster Council with the Rates Payable at £23,702 p.a.

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

Service Charge & Insurance

A Service Charge of £3,389 p.a is payable and insurance payable at £999 p.a. Further information is available on request.

Energy Performance Certificate

The unit is currently being re-assessed.



STREET:

Goodge Street

GROUND

FLOOR:

626 sq ft

BASEMENT:

713 sq ft

TOTAL:

1,339 sq ft

A VIBRANT
DESTINATION
CLOSE TO
TOTTENHAM
COURT ROAD



LOCATION



FOOD & BEVERAGE

1. Fabrique
2. Lantana Café
3. Mr Fogg's House of Botanicals
4. White Pine
5. Salt Yard
6. Norma
7. Ugly Dumpling
8. Lima
9. Big Mamma's Circolo Popolare
10. ROKA
11. Where The Pancakes Are
12. Six by Nico
13. Sohishi Sushi
14. Ninth
15. Carousel
16. Lisboeta

HOTELS

17. Charlotte Street Hotel
18. The Soho Hotel
19. The Rathbone Hotel
20. The Mandrake Hotel
21. The Bloomsbury Hotel
22. Sanderson London

HEALTH & WELLBEING

23. YMCA
24. SoulCycle
25. The GYM Oxford Street
26. Fitness First

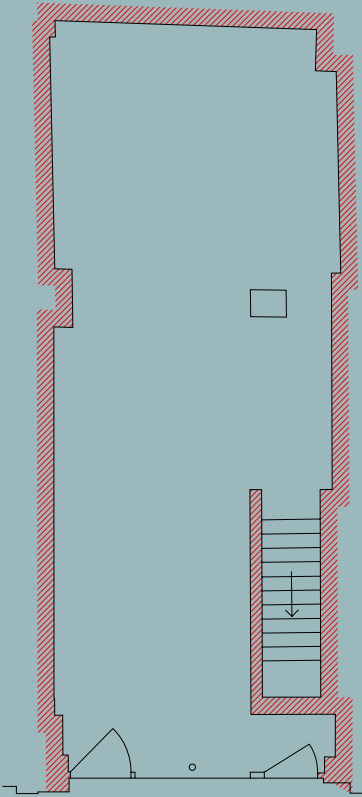
MAJOR OFFICE OCCUPIERS

27. Estée Lauder
28. Facebook
29. Netflix
30. Fora Coworking Offices
31. Fora Coworking Offices

UNIT FLOOR PLANS

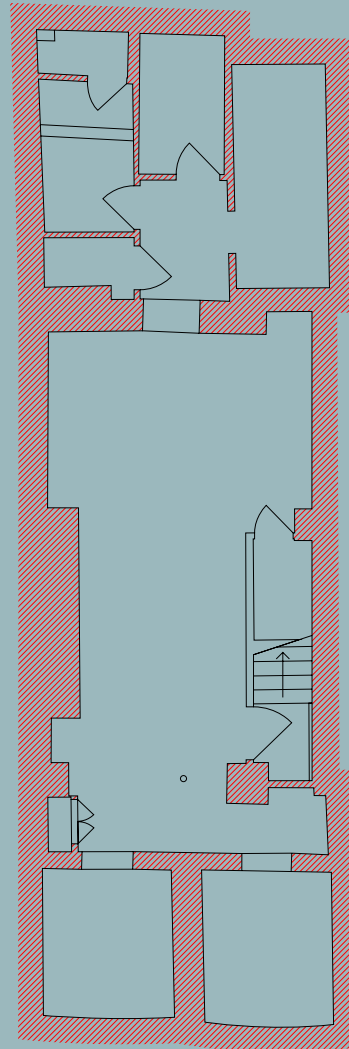
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626 sq ft



BASEMENT:

713 sq ft



VIEWING

Strictly by appointment with joint agents:



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