



## 62 Goodge Street, Fitzrovia, London W1T 4NE

### Location

The premises are located on Goodge Street in Fitzrovia, close to Charlotte Street and Tottenham Court Road. The area benefits from significant footfall from 7 days per week and is a popular destination for restaurants, bars and pubs throughout the daytime and evenings. Local operators include Salt Yard, Six By Nico, Roka, Levent Borek, Fabrique, The Cocktail Club, 64 Goodge Street and numerous other independent and corporate operators. For a better understanding of the locations please review: [Street View Link](#).

### Description

The premises occupy an attractive shop front and are arranged over ground floor and basement. The premises are fully fitted to a high standard as a restaurant, with approximately 65 covers and bar area on ground floor and kitchen, WC's and storage in the basement.

The approximate gross internal areas are as follows:

Ground Floor	782 sq ft	73 sq m
Basement	738 sq ft	69 sq m
Total	1,520 sq ft	142 sq m

### Terms

The premises are held on a lease expiring on 31 August 2026, inside L&T 1954 Act at a passing rent of £94,000 per annum exclusive. A 15 year reversionary lease from 29 September 2026 at a passing rent of £105,000 per annum exclusive has been agreed.

### Premium

Premium offers invited.

### Planning / Licencing

The premises benefit from E Class Use.

There is a premises licence in place allowing the sale of alcohol without food at the following times:

Monday to Saturday	11.00am to 23.00pm
Sunday	11.00am to 22.30pm

### Business Rates

The premises has a rateable value of £77,500 from 1 April 2026. Interested parties are advised to confirm this with the local authority.

### Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
Davis Coffey Lyons:

**Louie Gazdar**  
Associate Director  
0207 299 0745  
[lgazdar@dcl.co.uk](mailto:lgazdar@dcl.co.uk)

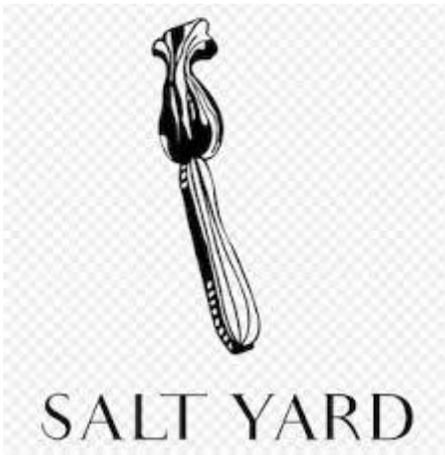
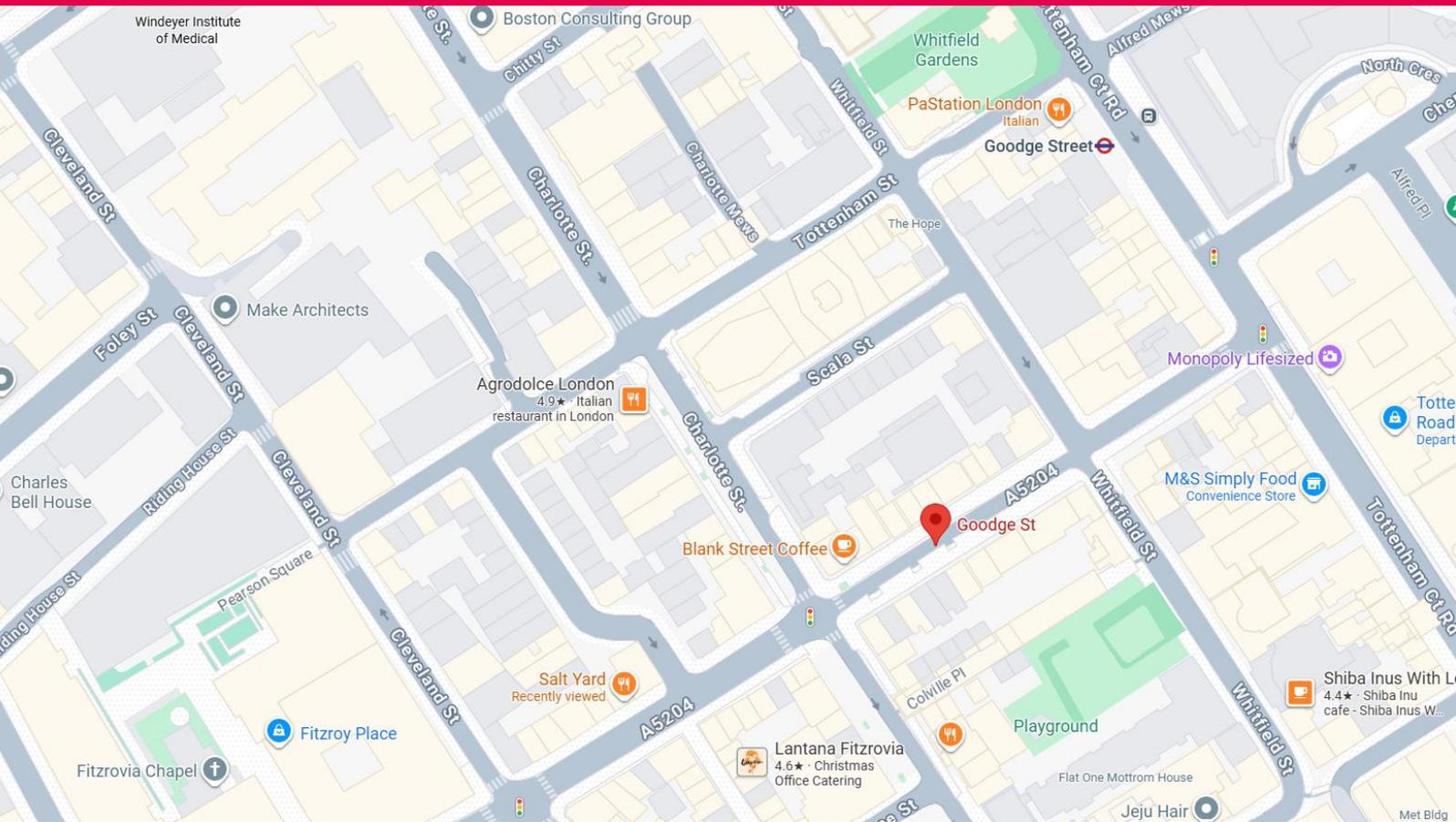
**Rob Meadows**  
Executive Director  
0207 299 0738  
[rmeadows@dcl.co.uk](mailto:rmeadows@dcl.co.uk)



**DAVIS  
COFFER  
LYONS**

LEASE FOR SALE – GOODGE STREET, W1

1,520 SQ FT FULLY FITTED RESTAURANT OPPORTUNITY

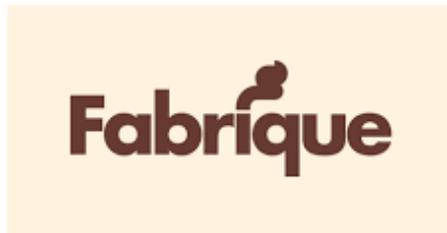


MOST FAMOUS BOREK IN THE WORLD

1968



R Ō K A



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.