

Hello
Fitzrovia



PROMINENT CORNER
F&B OPPORTUNITY

No.1 CHARLOTTE

PLACE

LONDON W1

 SHAFTESBURY
CAPITAL



STREET:**Charlotte Place****UNIT:****No.1****GROUND****FLOOR:****367 sq ft / 34.09 sq m****BASEMENT:****451 sq ft / 41.93 sq m****TOTAL:****818 sq ft / 76.02 sq m**

LOCATION

The unit boasts a prominent position on the corner of Charlotte Place and Goodge Street, offering fantastic return frontage and visibility. The property has excellent connectivity, within 0.5 miles of Tottenham Court Road (including Crossrail), Goodge Street and Warren Street stations.

The location benefits from a large local office population – with headquarter offices including Estee Lauder at Fitzroy Place and Facebook at Rathbone Square. University College London and the University of Westminster are in close proximity. In addition, nearby hotels include the Charlotte Street and Mandrake Hotels.

Goodge Street is a popular F&B destination, nearby occupiers include, Mr Fogg's House of Botanicals, Salt Yard, Barrica, Fabrique bakery, Lantana Café, Lisboeta, Carousel, Roka, Norma, Six by Nico, Mowgli and the latest outpost from Woodhead Restaurant Group.

Description

The unit is to be handed over in a white box condition.

There is scope for external seating subject to the necessary consents.

Tenure

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

Legal Costs

Each party is to bear their own legal costs.



Rates

The Rateable Value for this property is £53,000 under Westminster Council with the Rates Payable at £27,136 p.a. Interested parties are advised to make their own enquiries with the Local Authority.

Service Charge & Insurance

A Service Charge of £3,135 p.a is payable and Insurance payable at £1,929 p.a, further information is available on request.

Quoting Rent

We are inviting offers in the excess of £67,500 pax.

The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

Planning

The property benefits from Class E Use.

Energy Performance Certificate

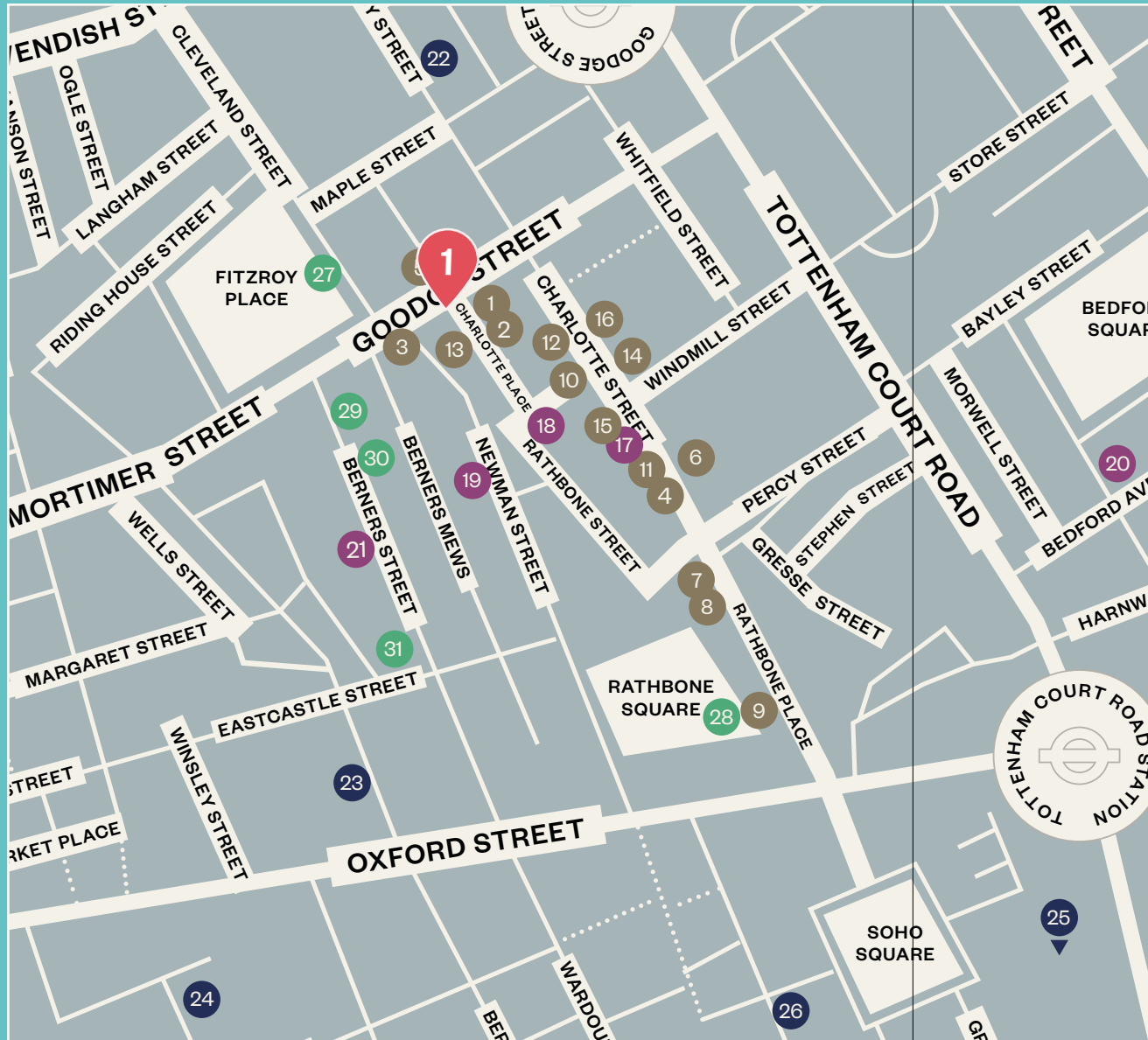
An EPC has been commissioned will be available to parties on request.



A VIBRANT POSITION IN THE HEART OF FITZROVIA



LOCATION



FOOD & BEVERAGE

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

HOTELS

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

LEISURE

22. YMCA
23. The GYM Oxford Street
24. Fitness First
25. Outernet & Here
26. Soho Theatre

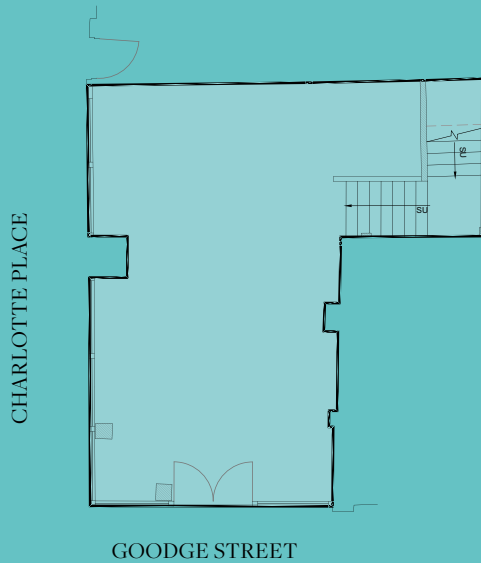
MAJOR OFFICE OCCUPIERS

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

UNIT FLOOR PLANS

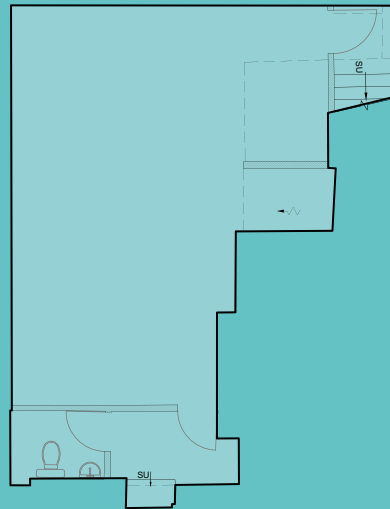
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367 sq ft / 34.09 sq m



BASEMENT:

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TOTAL:

818 ft² / 76.02 m²

VIEWING

Strictly by appointment with joint agents:



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