



1 Charlotte Place, Fitzrovia, London W1T 1SA

Location

The premises are located on a prominent corner of Charlotte Place, to the southern end of Goodge Street, in Fitzrovia. This is an extremely popular food and beverage pitch.

Local operators include; London Cocktail Club, Fabrique, Salumeria, Patty and Bun and Salt Yard, Barrica Tapas Bar and Mr Fogg's.

For a better understanding of the location please review [Google Street View](#)

Description

The premises is fitted and internally arranged over ground floor and basement and benefits from outside seating.

We understand the approximate Gross Internal Area to be:

Ground Floor	40 sq m	430 sq ft
Basement	76 sq m	820 sq ft
Total	116 sq m	1,250 sq ft

Tenure

The premises are held on a lease expiring in June 2025 at a passing rent of £75,000 pa, subject to 5 yearly rent reviews. The next rent review will be in June 2020.

Premium

Premium of £50,000 is sought for the benefit of the leasehold interest and fixtures and fittings in situ.

Planning

The premises benefits from A1 restaurant use.

Further Details

An EPC has been commissioned and can be arranged 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: dcl.co.uk

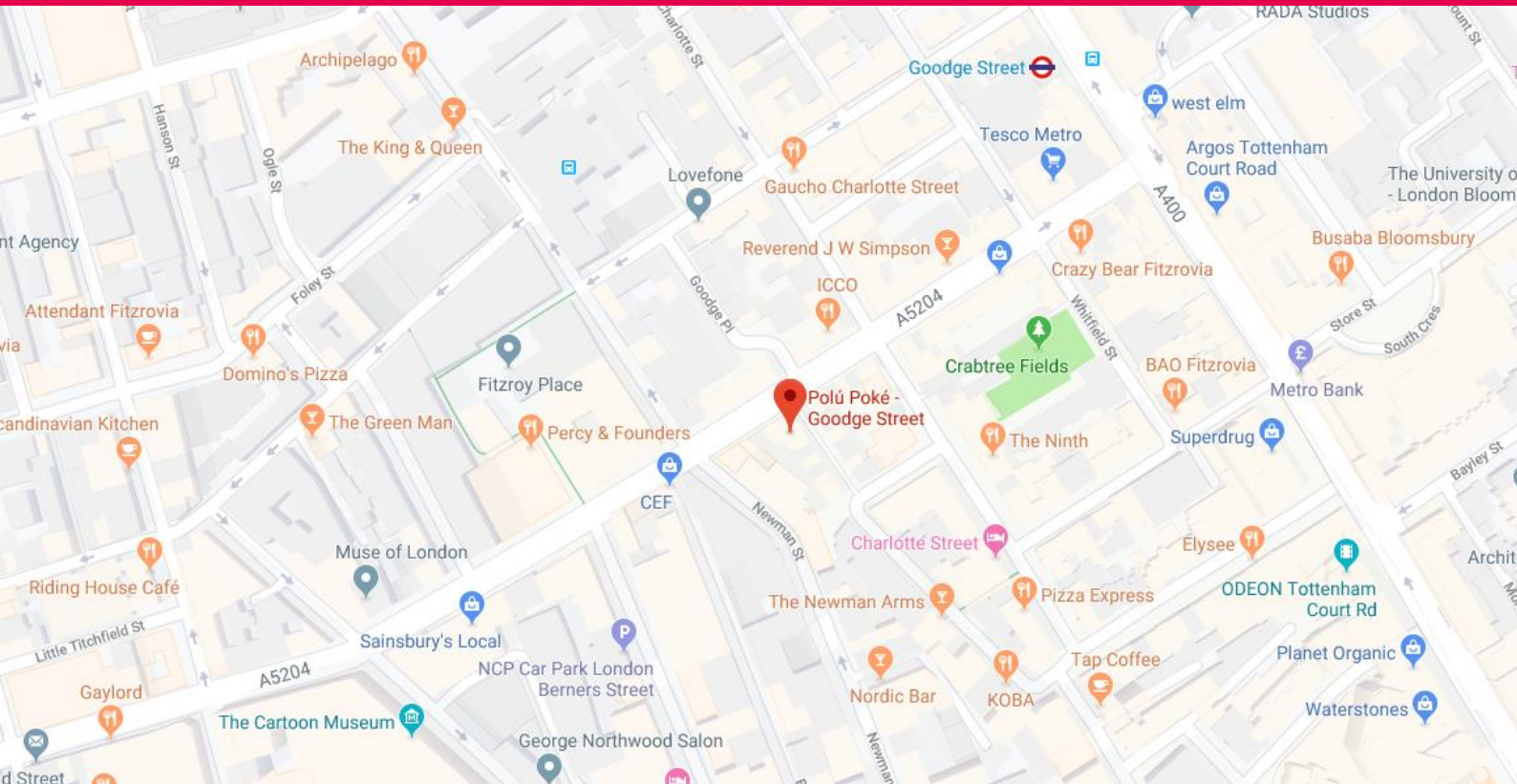
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**DAVIS
COFFER
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**A1 LEASE FOR SALE * 1,250 SQ FT SPLIT
CORNER POSITION * BENEFITS OUTSIDE SEATING
1 CHARLOTTE PLACE, FITROVIA, W1T**



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