



5 5 - 5 7 C H A R L O T T E S T R E E T

Two Combined Retail/Leisure Premises that can be taken Together or Separately

Suitable for Business Class E
(Restaurant, Medical, Retail, Office etc.)



ROBERT IRVING BURNS

1,289.5 - 5,435 SQ.FT

(02)

TO LET

Highly desirable location on Charlotte Street
prime retail/leisure/restaurant opportunities in the heart of
Fitzrovia.

Retail/restaurant opportunity in the heart of Fitzrovia.

Suitable for Business Class E
(Restaurant, Medical, Retail, Office etc.)

Located within close proximity to renowned restaurants and
bars such as Roka, Charlotte Street Hotel, Salt Yard, Mr Fogg's.



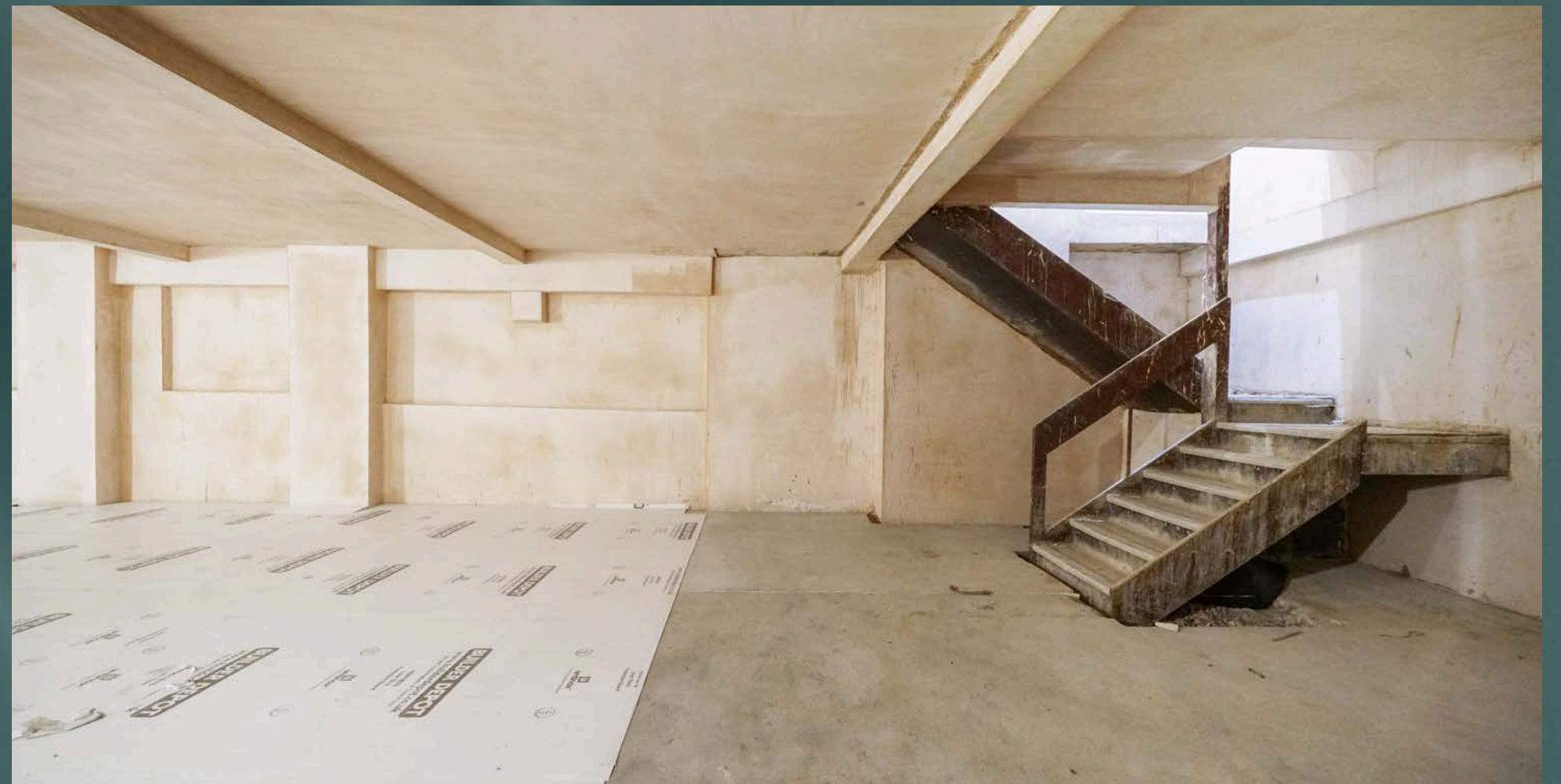
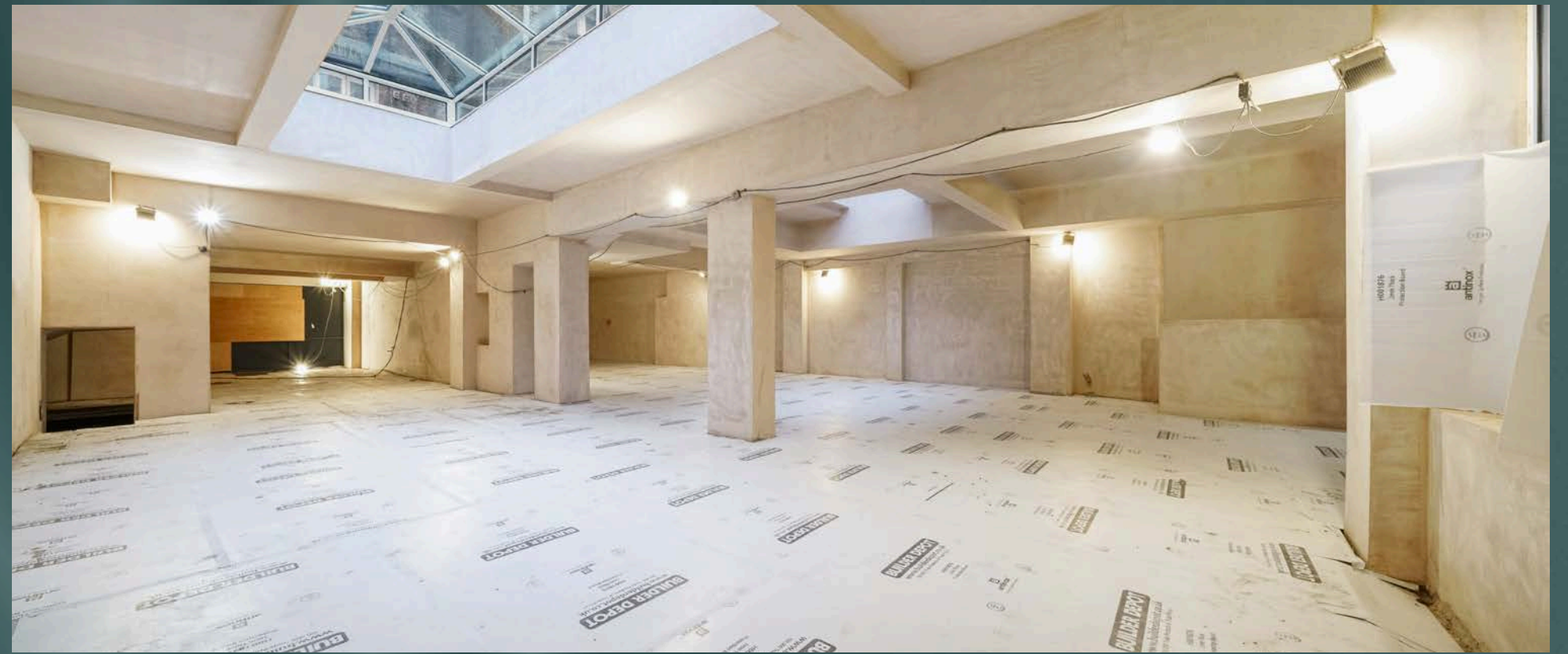
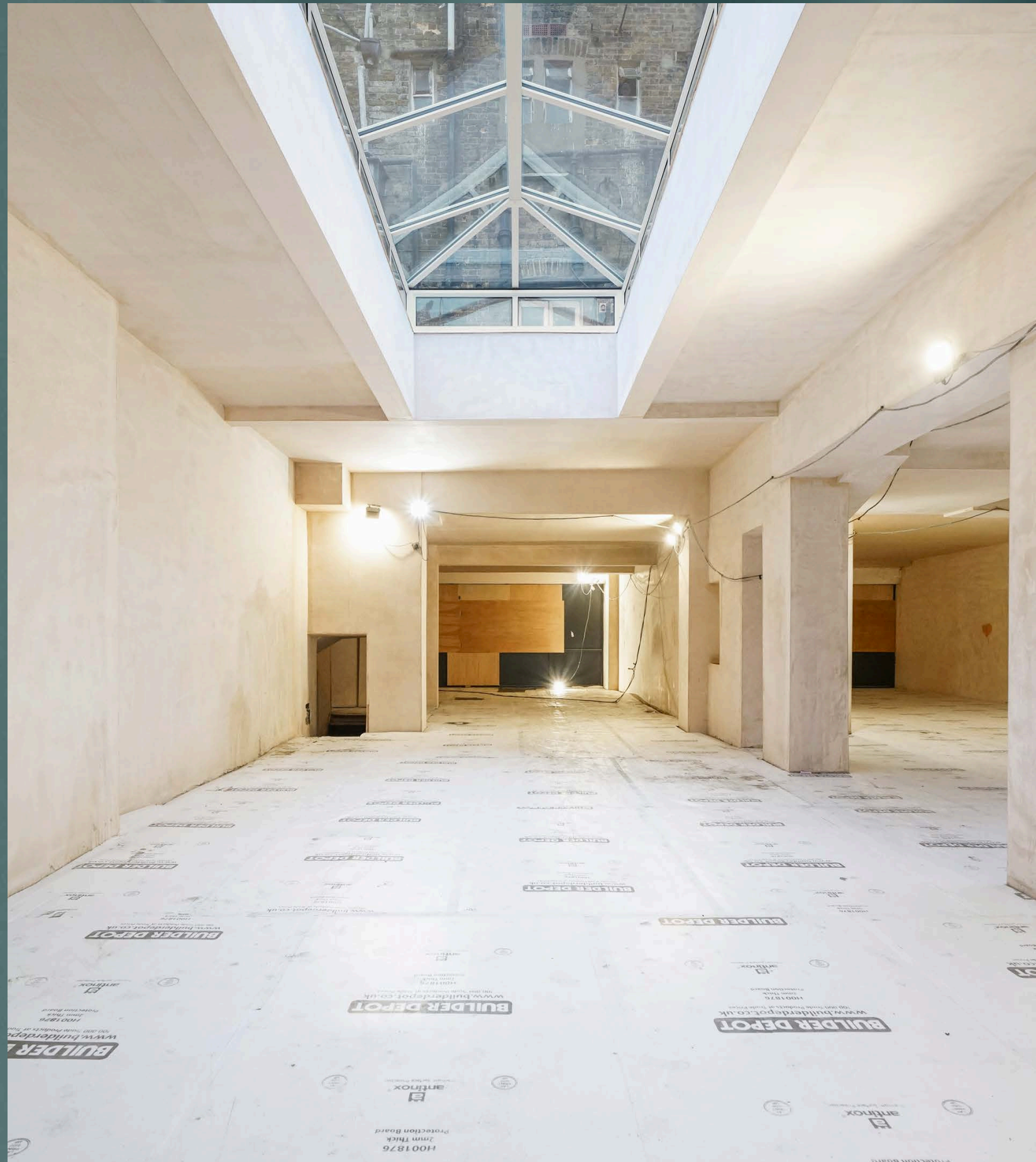
DESCRIPTION

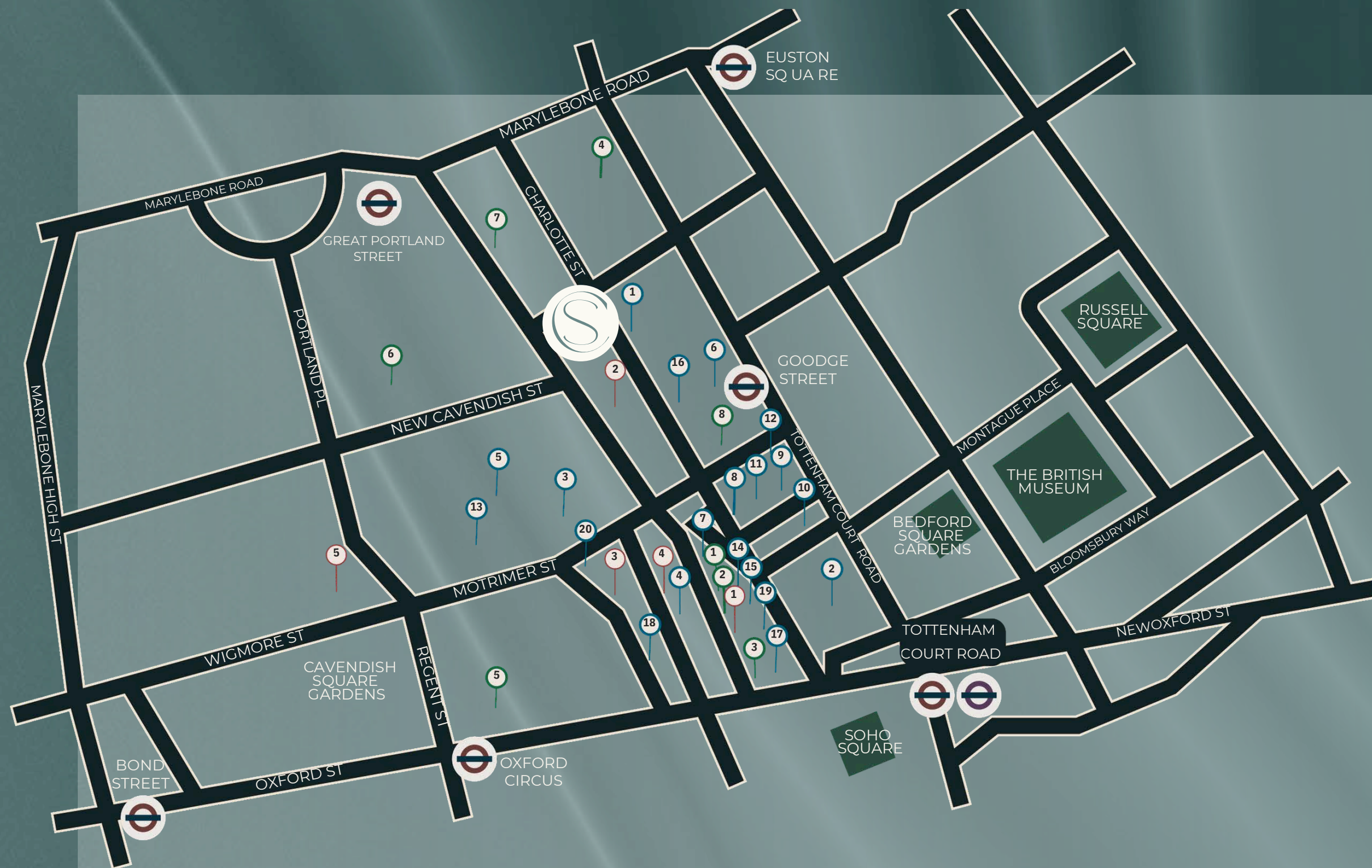
55–57 Charlotte Street comprises a prominent double-fronted premises arranged over ground and lower ground floors. The accommodation is available either as a whole or by way of a split between No. 55 and No. 57, with the relevant financial breakdown set out on the financials page.

The premises benefit from generous floor-to-ceiling heights of approximately 3.9m on the ground floor and 2.5m on the lower ground floor, together with a substantial external seating area fronting Charlotte Street, providing approximately 24 covers.









RESTAURANTS

1. Gaucho
2. Hakkasan
3. The Riding House Café
4. Berners Tavern
5. Percy & Founders
6. Mere
7. ROKA
8. Pied à Terre
9. Sit Yard
10. Bao

11. The Ninth
12. Crazy Bear
13. Picture Fitzrovia
14. Foley'
15. Lima
16. Koba
17. Dabbons
18. The Kitchen Table
19. Cir colo Popolare
20. Mortimer House

BARS

1. Mr Fogg's
2. Bourne & Hollingsworth
3. Genuine Liqueur
4. Little Nan's Fitzrovia
5. London Cocktail Club
6. Lucky Pig
7. The Remedy
8. Reverend JW Simpson

HOTELS

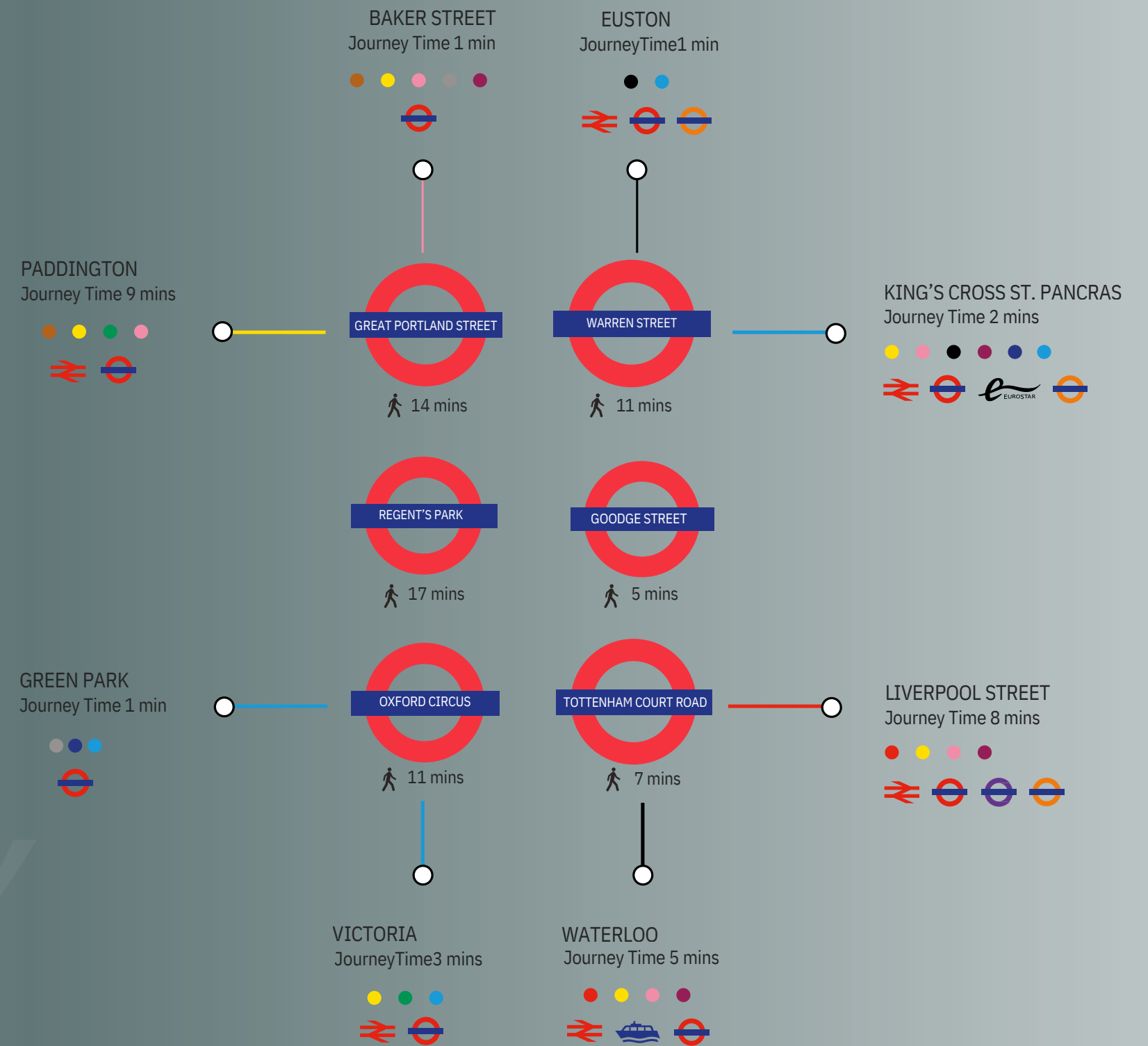
1. The Mandrake Hotel
2. Charlotte Street Hotel
3. Sanderson London
4. The London Edition
5. The Langham

LOCATION

COMMUNICATION

55-57 Charlotte Street is prominently situated on the west side of Charlotte Street, close to the junction with Goodge Street in the heart of Fitzrovia and within close proximity to the Elizabeth Line at Tottenham Court Road.

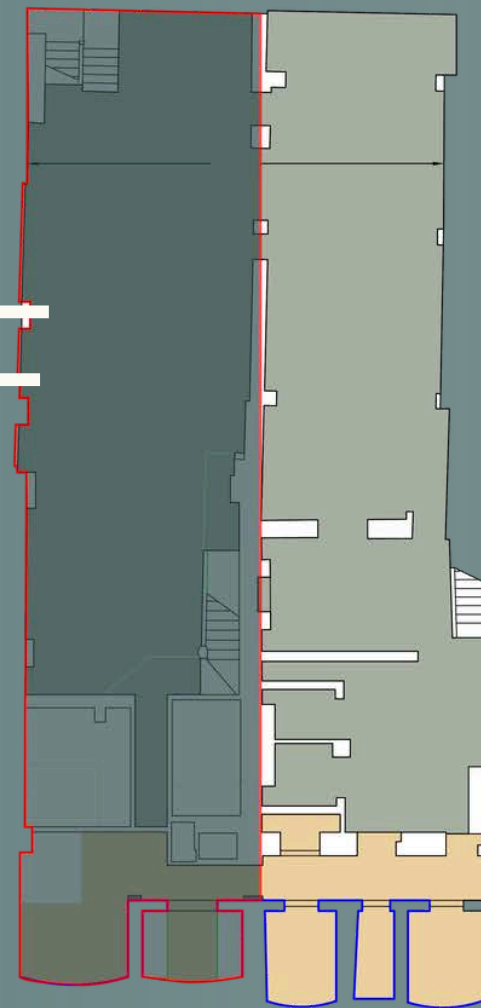
55-57 Charlotte Street is strategically located, serviced by a number of transport hubs with London Underground services available nearby at Goodge Street (Northern Line) to the east, Tottenham Court Road (Central, Elizabeth and Northern Lines) to the south east, Warren Street (Victoria and Northern Lines) to the north and to the south west.



FLOOR PLANS

Floor plans are not to scale and are for indicative purposes only.

LGF

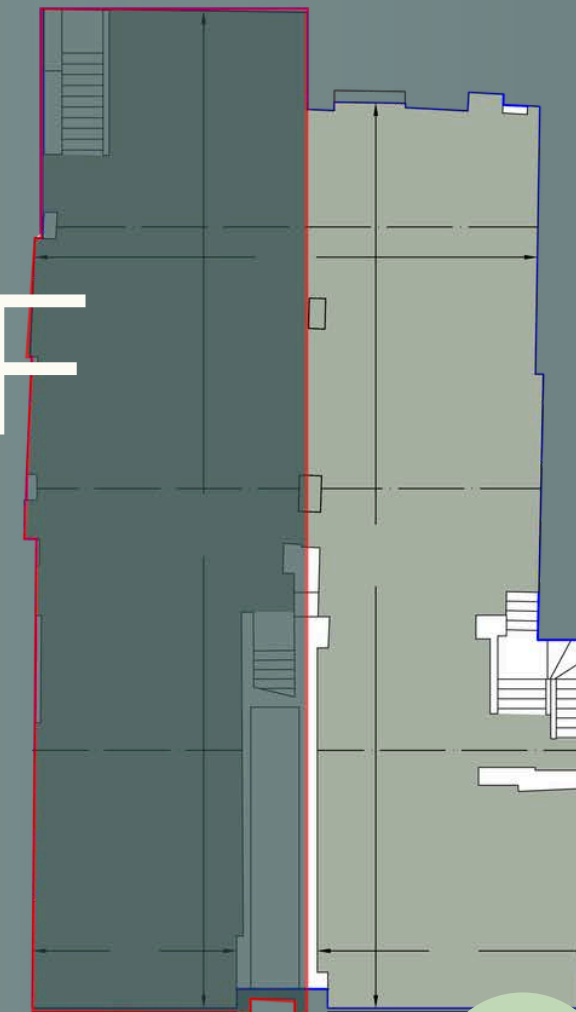


TOTAL
2,856 SQ.FT

no.55 1,428 SQ.FT

no.57 1,428 SQ.FT

GF



TOTAL
2,579 SQ.FT

no.55 1,289.5 SQ.FT

no.57 1,289.5 SQ.FT



Floor Split (sq.ft)	1,428 & 1,289.5	1,428 & 1,289.5	5,435
Total Size (sq.ft.)	2,718	2,718	5,435
Quoting Rent (p.a.)	£175,000	£175,000	£320,000
Estimated rates payable (p.a.)	£51,043	£46,526	£105,600
Service Charge	£226,043	£221,526	£425,600

FINANCIALS

Please note the premises can be configured under a number of different split layouts, allowing for varying NIA arrangements to suit individual occupier requirements.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities. Available from June 2026.

FLOOR PLANS

Available on request.

VAT

TBC

EPC

Available on request.

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RIB

ROBERT IRVING BURNS

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.