

# 83 MORTIMER STREET

LONDON W1W 7SN

RIB

ROBERT IRVING BURNS



# TO LET

SELF-CONTAINED PREMISES WITHIN  
CORE FITZROVIA LOCATION  
GROUND & LOWER GROUND FLOOR  
**1,560 SQ.FT**

Not permitting the following:

Hotel Restaurant or Coffee house keeper  
Massage Manicure or other Medical or Surgical or quasi-  
Medical or quasi-Surgical Establishment Medicine Surgery

Medical Operators may be considered. Subject to superior  
landlord consent.

# LOCATION

Located in the heart of Fitzrovia, 83 Mortimer Street is surrounded by a wide array of café's, eateries and public houses, such as Riding House Café, Pahli Hill Bandra Bhai and Meraki to name a few in the vicinity.

Fitzrovia is considered one of London's most fashionable and popular locations for the media, entertainment, music and more.

The property benefits from excellent transport links including Oxford Circus (Victoria, Central & Bakerloo lines), Tottenham Court Road (Elizabeth and northern lines) and Goodge Street (northern line) all within a short walk.



PAHLI HILL BANDRA BHAI



CHARLOTTE STREET HOTEL



MERAKI



THE RIDING HOUSE CAFE



THE GEORGE



# AMENITIES



Recently refurbished



Demised WCs on ground and lower ground floor



Kitchenette



Comfort Cooling (Not Tested)



Generous ceiling height  
Ground Floor: 3.4m  
Lower Ground Floor: 2.5m



Track lighting



Electric blind (frontage)



Tiled flooring



Good frontage



Self-contained

# DESCRIPTION

The recently renovated self-contained space is arranged over ground and lower ground floors.

The space benefits from good ceiling height and fantastic natural light on the ground floor, creating a bright and airy atmosphere that is ideal for a range of businesses.

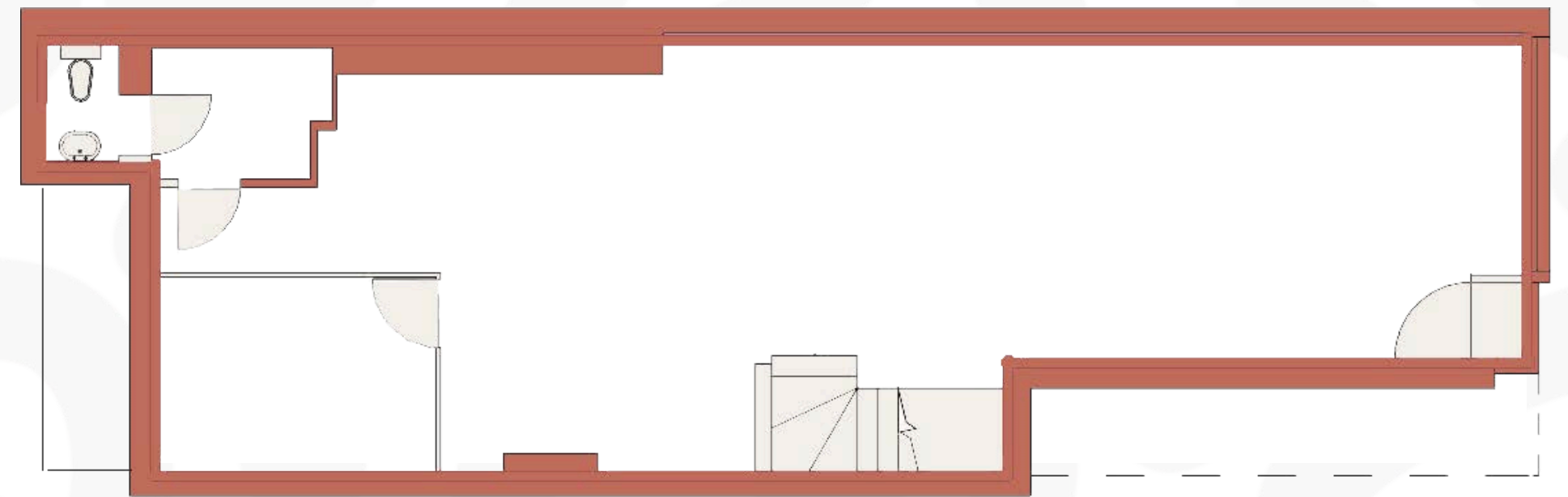
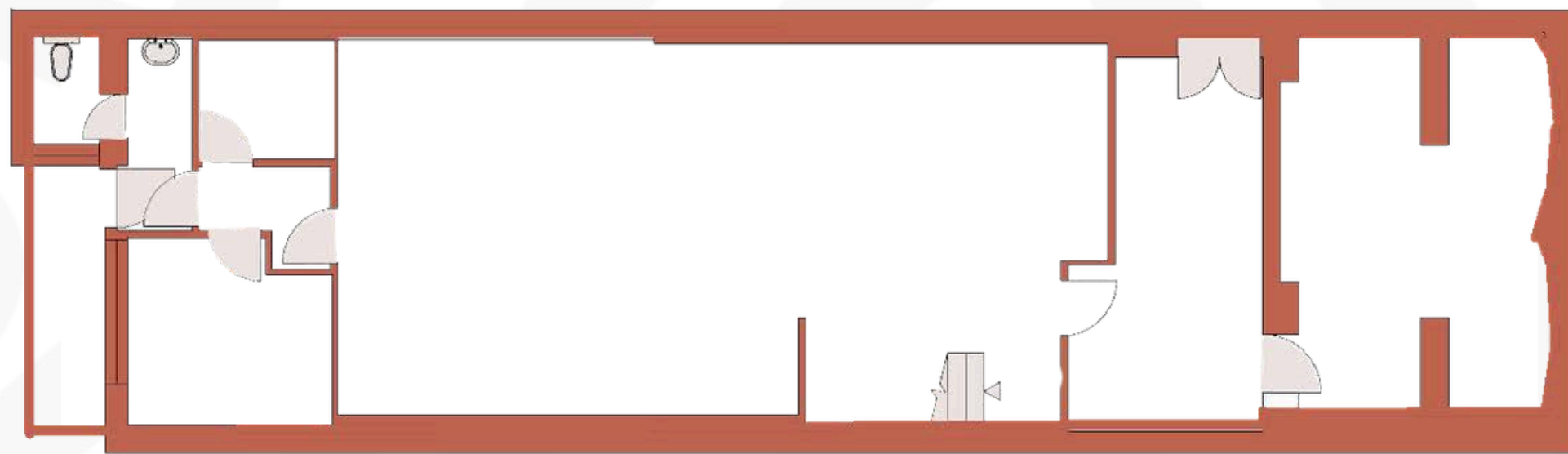
An electric blind enhances the frontage, and the tiled flooring adds a modern touch to the premises. The unit further features an inbuilt kitchenette to private cupboard on the Lower Ground Floor and two WC's over both floors. There is Comfort Cooling throughout (not tested) and Fibre Internet Connectivity.



# FINANCIALS

Floor	Total
Total Size (sq.ft.)	1,560
Rent (p.a.) excl.	£90,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£26,160
Estimated Occupancy Cost excl. (p. a.)	£116,160

# FLOOR PLANS



83 MORTIMER STREET

## LEASE

A new effective Full Repairing and Insuring lease 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.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## FLOOR PLANS

Scaled plans available on request.

## VAT

The building is not registered for VAT.

## EPC

32 B

## CONTACT US

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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.

# RIB

ROBERT IRVING BURNS