



RIB

ROBERT IRVING BURNS

72  
MARGARET STREET

FITZROVIA, LONDON W1W 8ST



MEA

MEA

72-73



# No Let

SUPERIOR LOWER GROUND FLOOR  
PREMISES IN THE HEART OF FITZROVIA

**2,268 SQ.FT.**

Restrictions include: Massage, Manicure, Medical, Quasi-Medical  
(and Quasi-Surgical)  
Medical uses may be considered subject to deed of variation .

# Description

72 Margaret Street has been stripped out to whitebox condition benefitting from natural light on the eastern and western elevations.

Either side benefits from male and female WCs. The space is clear and ready for tenants fitout.

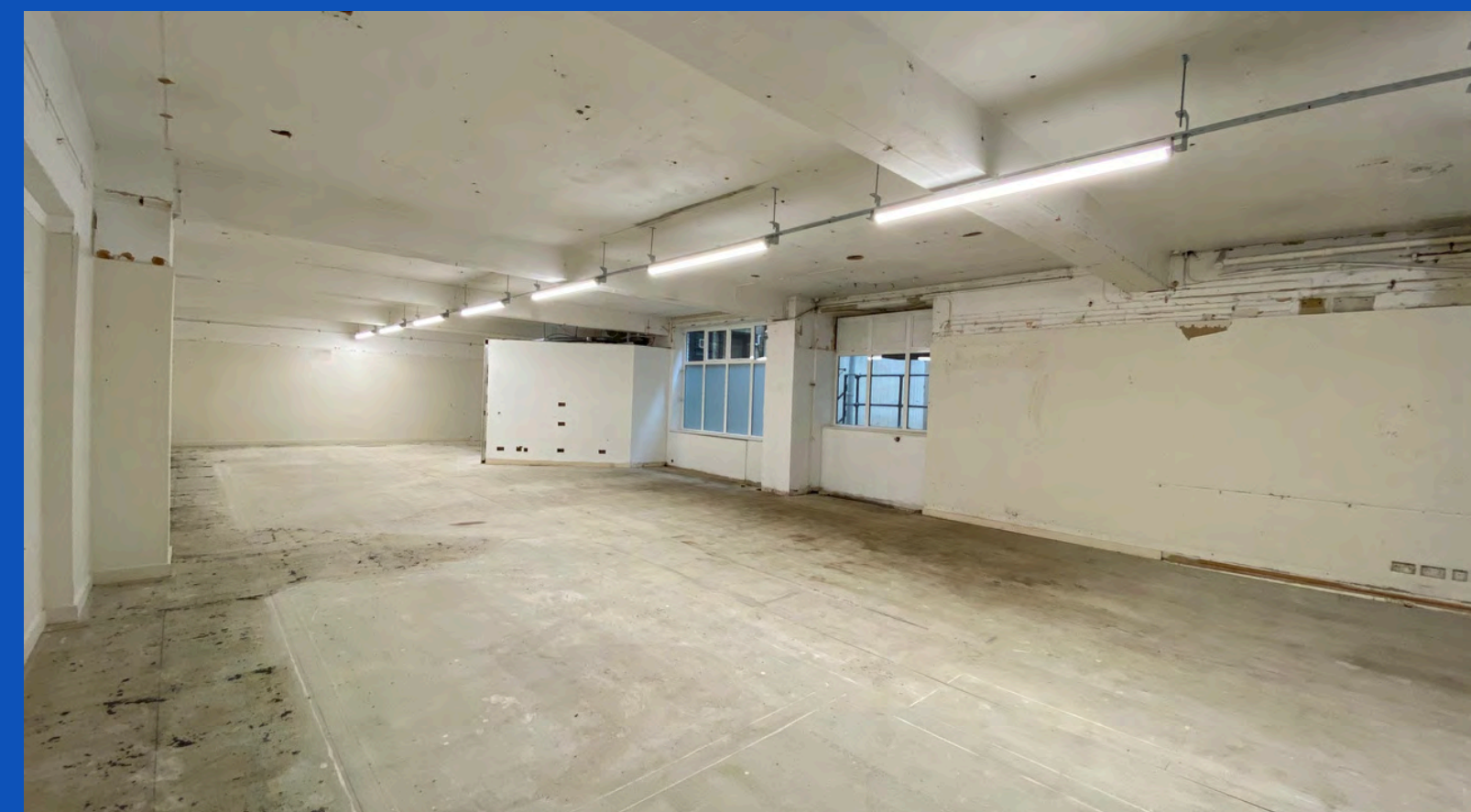
Oxford Circus Underground Station (Bakerloo, Victoria and Central) is about a 5 minute walk away.





# Amenities

- Whitebox Condition
- Capped Off Services
- Roller Shutter
- Natural Light Via Western Lightwell
- LED Lighting



72 Margaret Street (Lower Ground Floor)

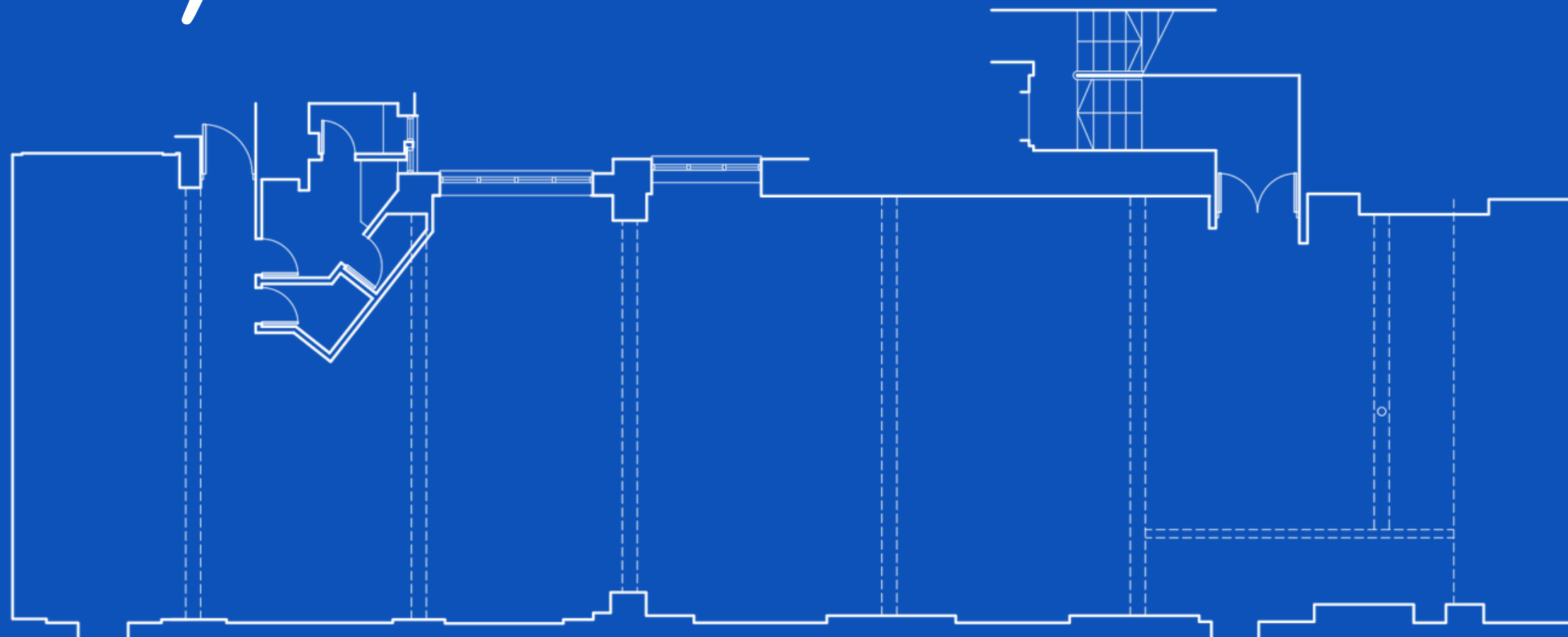
# Financials

72 Margaret Street  
Lower Ground Floor

|                                              |                 |
|----------------------------------------------|-----------------|
| Total Size (sq.ft.)                          | 2,268           |
| Quoting Rent (p.a.) excl.                    | £44,226         |
| Service Charge                               | £19,395         |
| Estimated Rates Payable (p.a.)               | £47,520         |
| <b>Estimated Occupancy Cost excl. (p.a.)</b> | <b>£111,141</b> |

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

# Floor plans



## 72 MARGARET STREET (LGF)

Please note that the floor plans are for indicative purposes only.

## 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.

## LEGAL COSTS

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

## EPC

52 C

## FLOOR PLANS

Available on request.

## VAT

The building is elected for VAT.

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.

## CONTACTS

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a large, white, serif font. The 'I' is stylized with three vertical bars of increasing height, resembling a staircase or a modern architectural element.

ROBERT IRVING BURNS