

**TO LET**

A WELL LOCATED GROUND & LOWER GROUND FLOOR PREMISES ON THE VIBRANT TOTTENHAM COURT ROAD  
SUITABLE FOR NEW BUSINESS CLASS E  
(RETAIL, OFFICES, CLINICS, LEISURE ETC.)  
60 TOTTENHAM COURT ROAD, FITZROVIA, LONDON W1W 2EW



1,161 sq. ft. (107.86 sq. m.)  
Ground & Lower Ground Floor

Please note a further 1,149 sq. ft. over Ground & Lower Ground Floor is also available next-door. (i.e. 2,316 sq. ft. in total)

[rib.co.uk](http://rib.co.uk)

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)

**LOCATION (GOOGLE MAPS) [LINK](#)**

The property is situated on a prime retail pitch, on the west side of Tottenham Court Road. Nearby occupiers include DFS, Carphone Warehouse, Metro Bank, Iitsu, M&S etc. Goodge Street & Tottenham Court Road Stations are within a few minutes walking distance from the premises.

**DESCRIPTION**

The premises is arranged over ground and lower ground floors and was previously occupied by Mr Toppers Hairdressers. The property has good ground floor frontage and a roller shutter.

**CROSSRAIL**

Tottenham Court Road station is in the final stages of its major transformation with an expected completion date being in Q1 2022. The Crossrail project is delivering a new underground station and ticket hall at Dean Street in Soho and a second integrated ticket hall below St Giles Circus on Oxford Street. When complete, Tottenham Court Road will be one of London's busiest stations, providing an interchange between Northern, Central and Elizabeth line services, with more than 170,000 passengers passing through the station every day.



**AMENITIES**

- Prominent & desirable position on Tottenham Court Road
- Good Window Frontage - 3.96m.
- AC (not tested)
- Ability to knock adjoining units together (STTP)
- Spot and strip lighting
- WC
- Electric Roller Shutters

**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.

**LEGAL COSTS**

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

**EPC**

Available upon request.

**VAT**

No. 60 is not elected for VAT.



Area	Fitzrovia
Lower Ground Fl. Commercial (sq. ft.)	400
Ground Fl. Commercial (sq. ft.)	679
<b>Total Size (sq. ft.)</b>	<b>1,161</b>
Quoting Rent (p.a.) exc	£85,000
Rates Payable (p.a.)	£34,048
Service Charge (p.a.)	TBC
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£119,048</b>

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

**VIEWINGS:**

Strictly through Robert Irving Burns.  
For more information please contact:

**Jim Clarke**

Tel: 020 7927 0631

Mob: 07889 456 957

Email: [jim@rib.co.uk](mailto:jim@rib.co.uk)

**Ben Kushner**

Tel: 020 7927 0637

Mob: 07584 324 994

Email: [ben.k@rib.co.uk](mailto:ben.k@rib.co.uk)