

RIB

ROBERT IRVING BURNS

72

MARGARET STREET

FITZROVIA, LONDON W1W 8ST



MEA

MEA

72-73





# Let

A SELF-CONTAINED GROUND FLOOR  
WITH SUPERIOR CEILING HEIGHT

**2,020 SQ.FT.**

OPPORTUNITY TO UNIFY LOWER GROUND FLOOR  
ACROSS BOTH BUILDINGS

72 MARGARET STREET (LGF): 2,268 SQ FT

74 MARGARET STREET (LGF): 2,301 SQ FT

# Description

The self-contained accommodation is arranged over the ground floor, with the opportunity to take on the lower ground floor, which is presently in shell condition.

The ground floor benefits from an excellent floor-to-ceiling height of approximately 3.64 metres and enjoys strong levels of natural light via the double frontage, as well as a rear skylight and side lightwell.

The space is DDA compliant, includes a large WC, and is fitted with air conditioning throughout (not tested). The unit is currently configured as a travel agency.

# Location

The premises are situated on the east side of Margaret Street close to the junction with Great Titchfield Street.

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



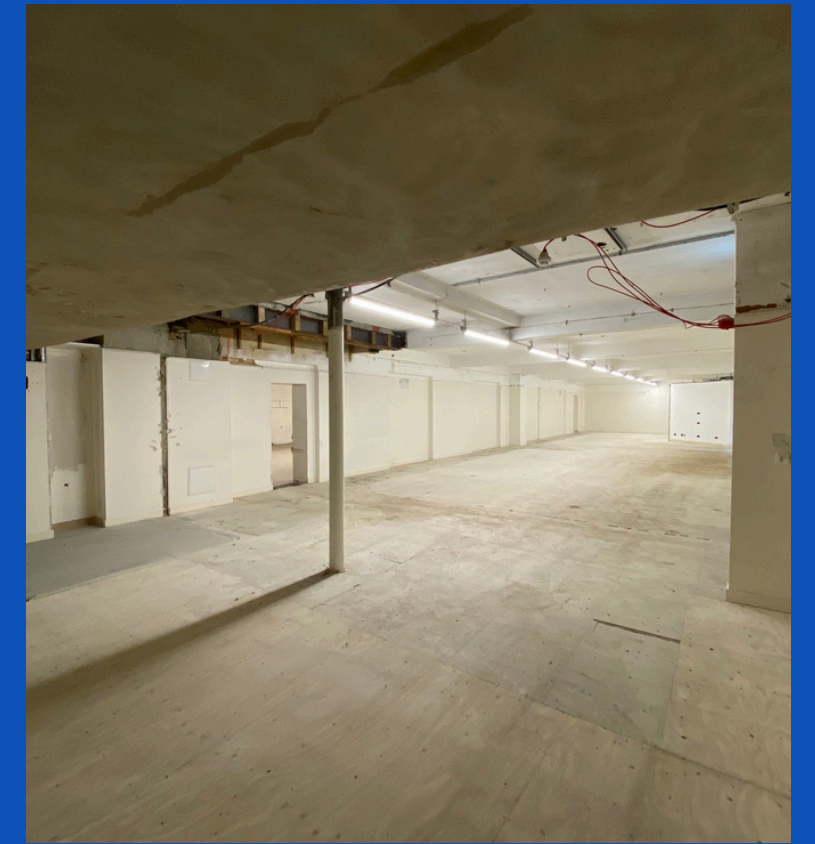


# Amenities

- Self-contained accommodation
- Floor-to-ceiling height of approximately 3.64 metres
- Excellent natural light from double frontage
- Rear skylight and side lightwell
- DDA-compliant access
- Large WC facilities
- Air conditioning throughout (not tested)



72 Margaret Street (Ground Floor)



72 Margaret Street (Lower Ground Floor)

# Financials

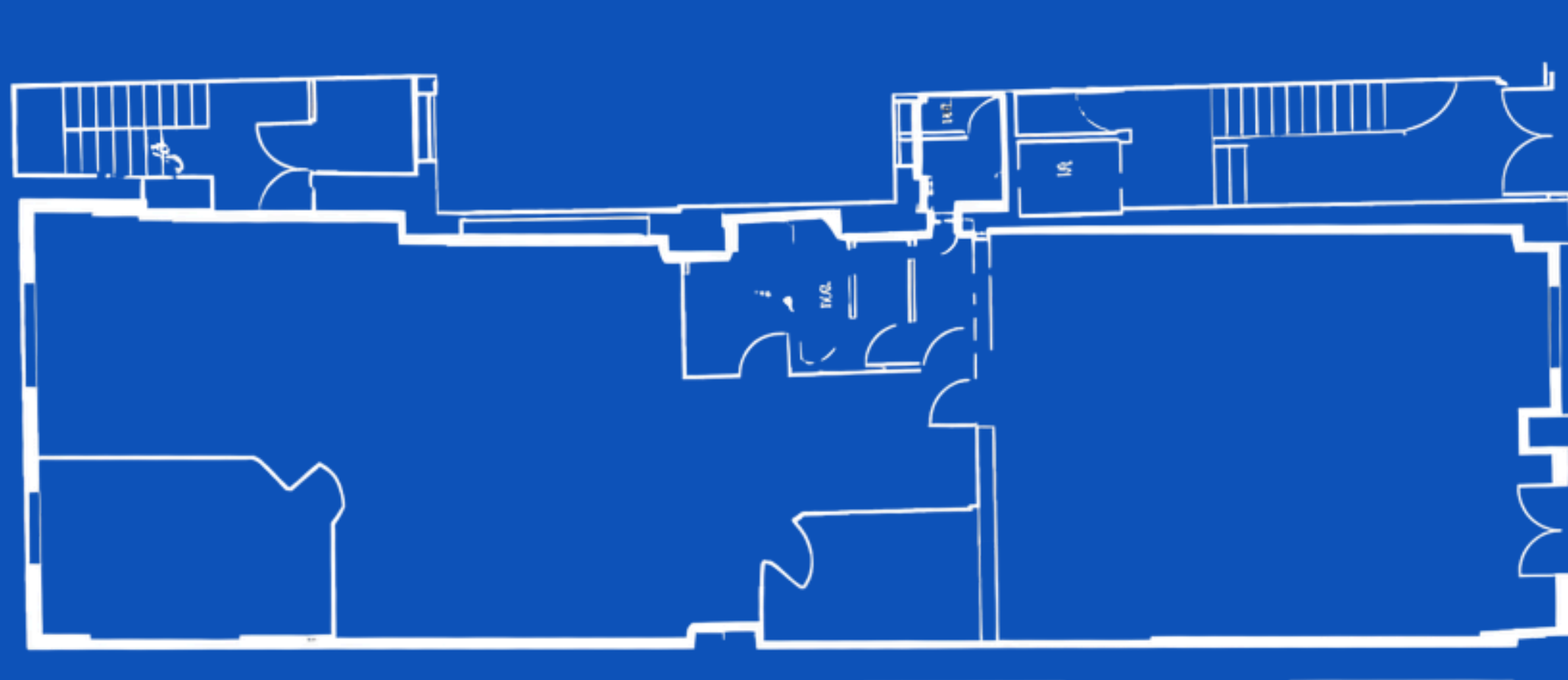
## FURTHER LOWER GROUND FLOOR SPACE

	72 Margaret Street Ground Floor	72 Margaret Street Lower Ground Floor	74 Margaret Street Lower Ground Floor	Total
Total Size (sq.ft.)	2,020	2,268	2,301	6,589
Quoting Rent (p.a.) excl.	£151,500	£73,710	£115,051	£340,261
Service Charge	£15,720	£19,395	£19,224	TBC
Estimated Rates Payable (p.a.)	£44,400	£25,680	£37,680	£139,440
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£211,620</b>	<b>£118,785</b>	<b>£171,955</b>	<b>£479,701</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.

Please note there is further Lower Ground Floor space of **2,268 sq.ft.** & **2,301 sq.ft.**- making a possible combined total of **6,589 sq.ft.**

# Floor plans



## 72 MARGARET STREET (GROUND FLOOR)

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

HENRY BACON

020 7927 0646

Henry@rib.co.uk

JIM CLARKE

020 7927 0631

Jim@rib.co.uk

The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'. The letters are white against a dark blue background.

ROBERT IRVING BURNS