

RIB

ROBERT IRVING BURNS

52 Warren Street

SELF-CONTAINED GROUND & LOWER GROUND FLOOR PREMISES
SUITABLE FOR CLASS E

USES CONSIDERED IN LINE WITH FITZROVIA TRUST
NEIGHBOURHOOD POLICY
SEE BACK PAGE

AVAILABLE FROM MID APRIL 2026

IN PARTNERSHIP WITH THE FITZROVIA TRUST



Description

The property is currently configured as a high-end café and comprises a self-contained Class E unit arranged over ground and lower ground floors, providing a total net internal area of approximately 999 sq ft.

The premises are presented in excellent condition, benefiting from good window frontage, front external seating, a store cupboard, WC, and comfort cooling (not tested). The lower ground floor offers high-quality, well-proportioned space, enhancing the overall usability of the unit.

The configuration provides a strong retail presence at ground floor, complemented by a substantial and highly functional lower ground floor, suitable for storage, staff accommodation or ancillary use.

The unit is well suited to a broad range of Class E occupiers, including boutique retail, medical, wellness, aesthetics and other service-led uses.





Finances

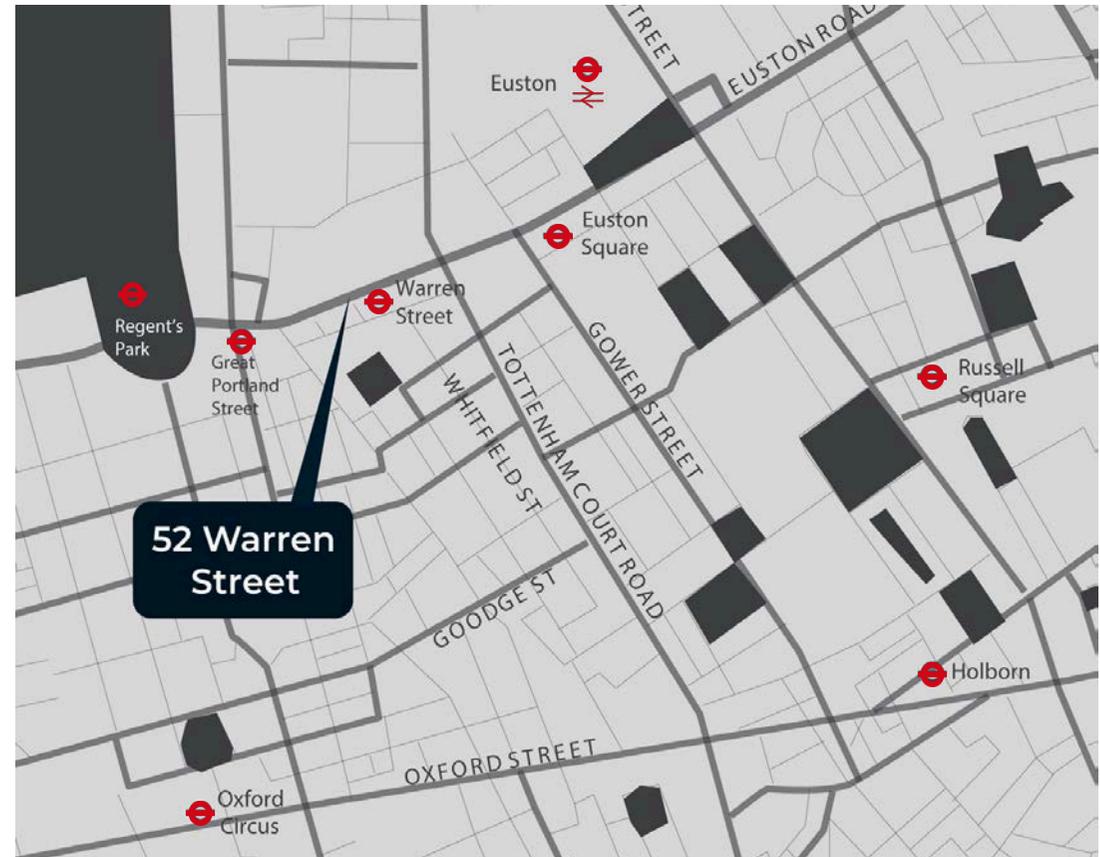
FLOOR	GF	LGF	TOTAL
SIZE (SQ.FT.)	417	581	998
QUOTING RENT INCL. SERVICE CHARGE (P.A.)			£50,000
ESTIMATED RATES PAYABLE (P.A.)			£15,843
ESTIMATED OCCUPANCY COST (P.A.)			£65,843



Location

The premises are located on the pedestrianised and vibrant section of Warren Street, benefitting from strong footfall and an excellent array of local amenities. A number of well-established occupiers are situated nearby, contributing to the area's lively commercial environment.

The location benefits from excellent transport connections, with Warren Street Underground Station (Northern and Victoria lines) just a two-minute walk from the property.



52 Warren Street



Fitzrovia Trust Lettings Strategy

The Fitzrovia Trust seeks to curate a strong and diverse retail environment along Warren Street, with a particular emphasis on independent, high-quality occupiers that contribute positively to the character and vitality of the area.

While recognising the evolution of Use Class E and the broader changes affecting the retail landscape, the Trust remains committed to supporting shop and shop-led uses where the location, offer and rental tone are appropriate. There is an ongoing appetite from entrepreneurial operators seeking well-positioned retail space within Fitzrovia, particularly where the offer is distinctive and community-focused.

Occupiers are encouraged to provide goods and services relevant to local residents, potentially complemented by ancillary elements such as the sale of hot drinks or alcohol, where appropriate. Tenants should demonstrate a robust business model, a proven track record, and an ability to enhance the visual appeal and vibrancy of Warren Street, whilst complementing neighbouring uses and helping to increase overall footfall.

Current occupiers within Warren Street that reflect this ethos include Honey & Co, Honey & Spice and Miel, with the latter two leasing directly from the Fitzrovia Trust.

To attract the right occupiers, the Trust is prepared to offer:

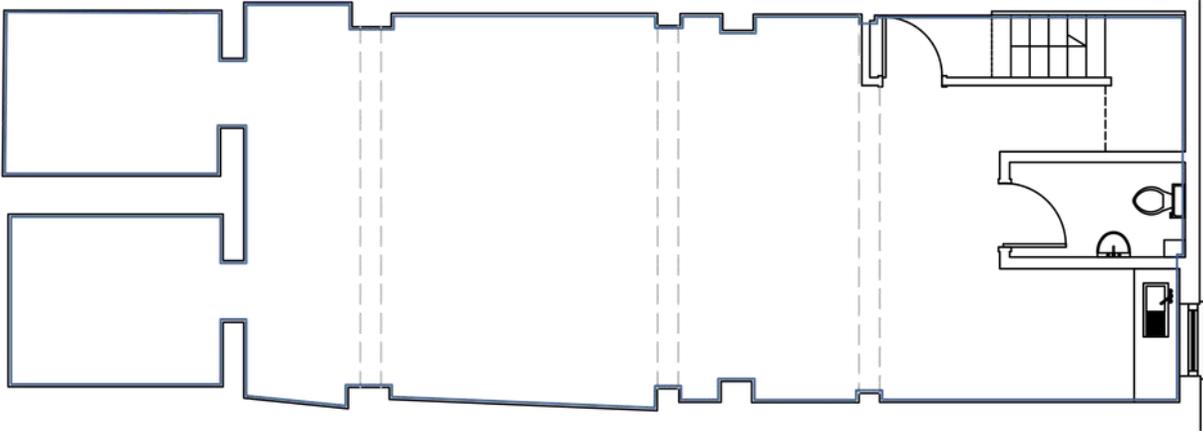
- Longer-term lease structures with limited rent reviews; and
- Rental levels reflective of local market conditions and the nature of the goods and services provided.

The Trust has a particular interest in the following uses:

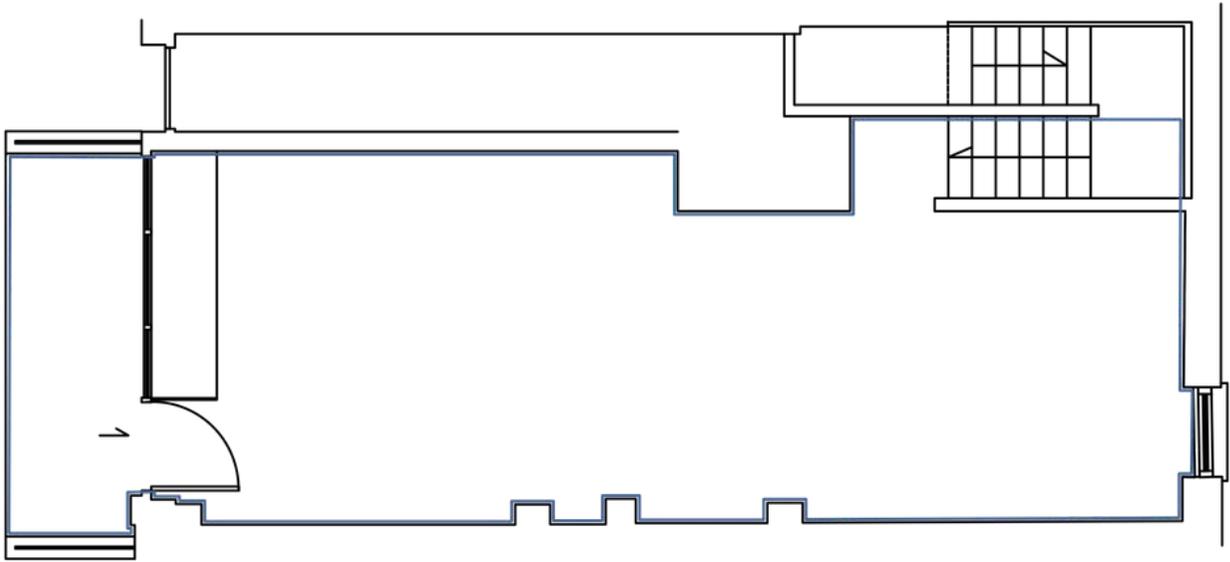
- Speciality food shops
- Bookshops
- Bicycle shops
- High-quality stationers
- Artists' materials suppliers
- Off-licences
- Hardware shops
- Bakers, confectioners and delicatessens
- Musical instrument retailers
- Electrical and lighting specialists

It should be noted that approved and specified uses may be incorporated within the final lease documentation.

Floor Plans



Lower Ground Floor



Ground Floor

Further Information

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

Available from Mid April 2026.

FLOOR PLANS

Scaled floor plans available on request.

VAT

Not elected for VAT.

EPC

TBC

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. February 2026.

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