

20-22 MORTIMER STREET

LONDON W1

Ground FLoor

1,763 SQ. FT.

Self Contained - Ground Floor

Retail Opportunity Suitable for Class E

R|B

ROBERT IRVING BURNS




1924

DESCRIPTION

The property occupies a prominent position and has recently undergone a comprehensive refurbishment to an exceptionally high standard, providing contemporary commercial accommodation arranged over Lower Ground to Third Floors.

The accommodation currently being offered comprises the Ground Floor, which is available independently or in conjunction with the Lower Ground Floor. Both floors can be occupied separately, with two designated soft spots incorporated into the structure to facilitate the installation of an internal connecting staircase by the Landlord, should an occupier require the accommodation as a single unit.

The Ground Floor benefits from two separate entrances, comprising double-door access on the left-hand side and a single entrance door on the right-hand side, providing flexibility for a variety of occupational requirements.

The accommodation has been finished to an excellent specification, benefiting from an impressive 3.4-metre ceiling height, engineered timber flooring throughout, perimeter trunking incorporating power sockets and data cabling, and a combination of LED strip and spotlighting. The space enjoys excellent natural light from both the front and rear elevations, complemented by additional skylighting along the right-hand side of the premises.

The accommodation further benefits from a dedicated airflow ventilation system and wall-mounted comfort cooling. An accessible WC is provided within the communal area, accessed via a rear entrance, although there is potential to incorporate additional WC facilities within the demise, subject to the necessary consents.

The flexible configuration and high-quality specification make the premises suitable for a wide variety of Class E occupiers, including retail, showroom, medical, wellness, leisure and office uses.

The wider building also benefits from a communal roof terrace at Third Floor level, further enhancing its appeal to prospective occupiers.

FINANCES

FLOOR	TOTAL
Total Size (sq.ft.)	1,808

Frontage..... 7.1m

GF Ceiling height 3.4m

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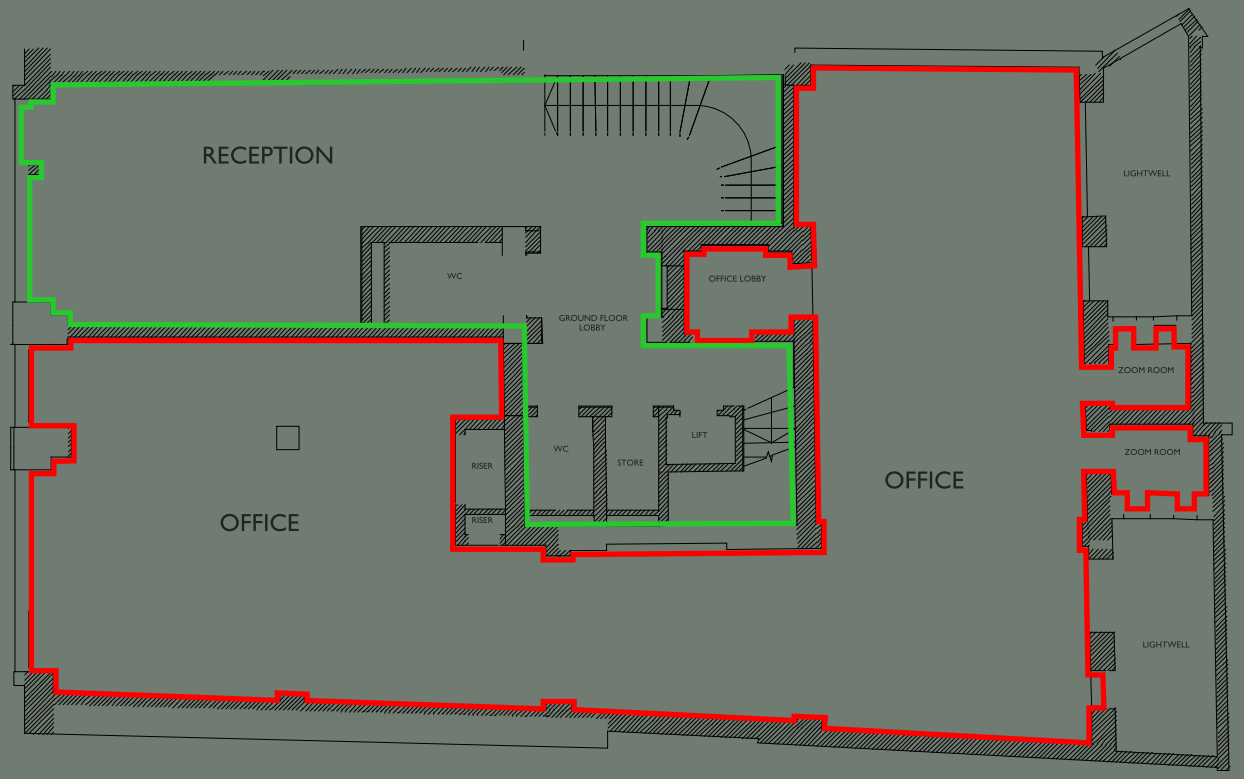
FLOOR	TOTAL
Total Size (sq.ft.)	**1,808**
Quoting Rent (p.a.) excl.	£160,000
Service Charge	£21,510
Estimated Rates Payable (p.a.)	£29,623
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	**£189,623**

Frontage..... 7.1m

GF Ceiling height 3.4m

FLOOR PLANS

GROUND FLOOR | 1,776 SQFT

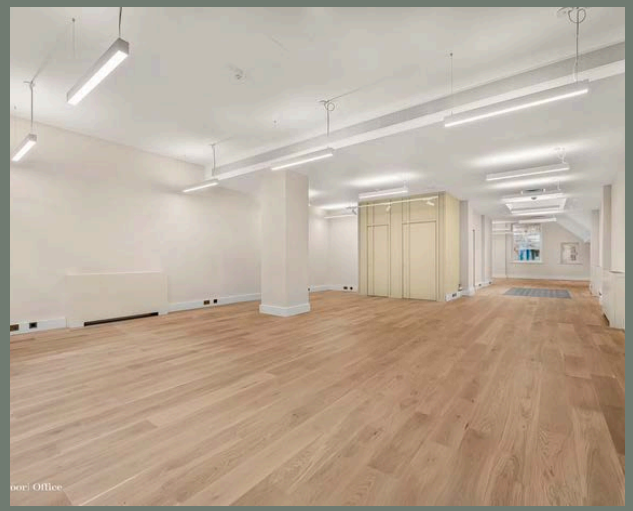


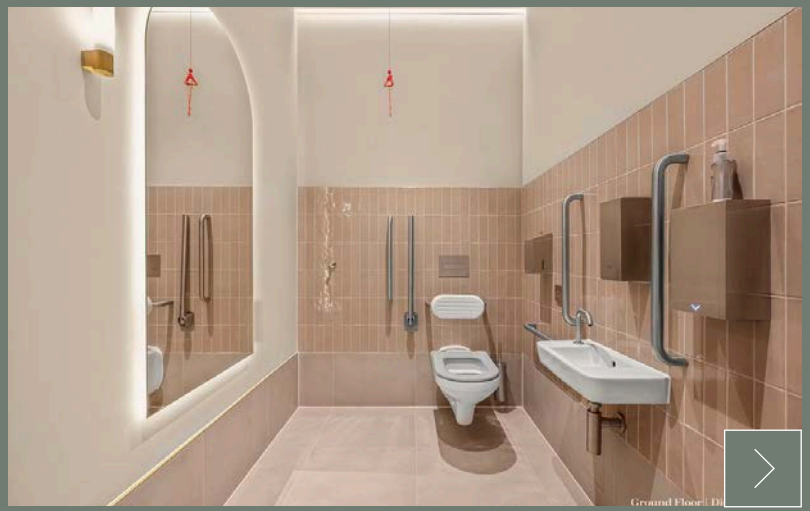
Please note not to scale.

Scaled floor plans available uppon request.










London Edition Hòtel



Salt Yard


ROKA


Mortimer House

LOCATION

LOCATED IN CENTRAL LONDON

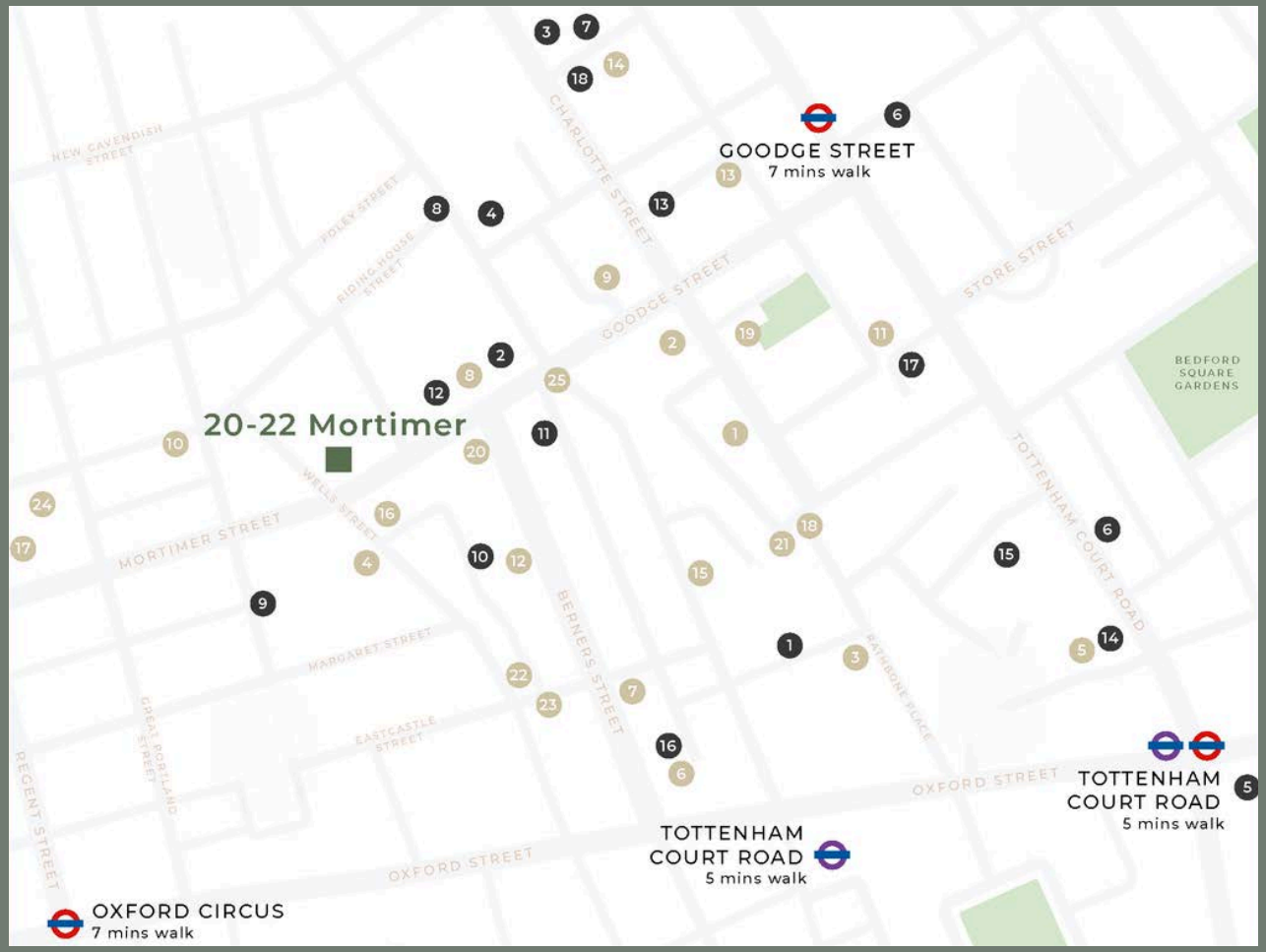
The property is located on the north side of Mortimer Street, between the junctions of Nassau Street and Wells Street. It boasts a fantastic south-facing position in the heart of Fitzrovia. Located opposite Mortimer House, the area is enriched by media, fashion, and financial occupiers.

The transport links are fantastic, with the Elizabeth Line at Tottenham Court Road just a 5-minute walk away. Goodge Street and Oxford Circus are also within a 7-minute walk.

THE NEIGHBOURHOOD

1. Charlotte Street Hotel
2. ROKA
3. Circolo Popolare
4. Rovi
5. Hakkasan
6. Berners Tavern
7. The London Edition
8. The Arber Garden
9. The Salt Yard
10. Riding House Cafe
11. Bao Fitzrovia
12. Sanderson Hotel
13. Noize
14. Bubbledogs
15. The Mandrake Hotel
16. Mortimer House
17. Psycle
18. Lima
19. Pied a Terre
20. Flesh & Buns
21. Six by Nico
22. Kaffeine
23. Arros QD
24. The Nest
25. New Hotel

1. Facebook
2. Estee Lauder
3. Boston Consulting Group
4. Take-Two Interactive
5. Apollo
6. G-Research
7. Arup
8. Make Architects
9. Heineken
10. Motorway
11. Netflix
12. Bakkavor
13. Revcap
14. Freuds
15. Freemantle
16. Gamesys
17. Technicolour
18. Perella Wienberg



CONTACT US

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ROBERT IRVING BURNS

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 July 2026. Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available uppon request.

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.