

108 GREAT PORTLAND STREET

LONDON W1W

To Let

SHOWROOM PREMISES WITH ANCILLARY OFFICES

(Alternative Class E Uses may be
permitted subject to a deed of variation)

GROUND & LOWER GROUND FLOOR
1,740 SQ.FT.

RIB

ROBERT IRVING BURNS

108 GREAT PORTLAND STREET



DESCRIPTION

The premises are arranged over the ground and lower ground floors and are currently occupied as a photography studio with ancillary office accommodation.

The property benefits from excellent floor-to-ceiling heights across both levels, creating a bright and spacious working environment. The ground floor enjoys an abundance of natural light from both the front and rear elevations, enhancing the quality of the accommodation.

Access is provided via a shared entrance with the residential upper parts, although the premises themselves are entirely self-contained beyond the entrance lobby.

The specification includes engineered timber flooring, attractive original Victorian features and comfort cooling (not tested), combining period character with modern occupational comfort.



AMENITIES

- SELF-CONTAINED
- EXCELLENT FLOOR-TO-CEILING HEIGHTS
- EXCELLENT NATURAL LIGHT
- ENGINEERED TIMBER FLOORING
- ORIGINAL VICTORIAN FEATURES
- COMFORT COOLING
- BRIGHT OPEN-PLAN SPACE

FINANCES

FLOOR	LOWER GROUND FLOOR	GROUND FLOOR	TOTAL
SIZE	976	764	1,740
QUOTING RENT (P.M.)			£85,000
ESTIMATED RATES PAYABLE (P.A.)			£34,800
SERVICE CHARGE			On application
ESTIMATED OCCUPANCY COST (P.A.)			£119,800









Oxford Circus



Netflix



Riding House Cafe



GREAT PORTLAND
STREET W1
CITY OF WESTMINSTER



London Edition Hôtel

LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

Located in the heart of London's West End, with Great Portland Street serving as a prominent thoroughfare connecting Oxford Street in the south to Marylebone Road in the north. The area boasts a diverse mix of occupiers including office, retail, residential, bar, and restaurant establishments, creating a captivating and dynamic environment synonymous with the trendy Fitzrovia district.

Fitzrovia is considered one of the main West End office sub-markets and has experienced significant growth and regeneration in recent years, with notable developments such as The BBC HQ, Fitzroy Place, and Great Portland Estate's renovation of the former Post Office site at Rathbone Place.

The neighbourhood is home to an abundance of restaurants, designer hotels, and luxury boutiques, and has recently gained traction as a hub for the TMT sector, attracting renowned office occupiers such as Sony, Facebook, MTV, Lionsgate Films, and The British Film Industry. Market Place, situated at the rear of the property, has become a popular destination for bars and restaurants, as well as an established retail location with valuable outside seating due to its widened pavements. Some of the popular local occupiers include Côte Brasserie, Coppa Club, Carluccio's, Yoobi, Honest Burger, and Market Place Bar.

LOCAL OCCUPIERS

BARS

- 01 Simmons Bar
- 02 Nightjar
- 03 Cahoots
- 04 Barrio
- 05 Dirty Martini
- 06 The Cocktail
- 07 Club Swingers
- 08 Berners Tavern
- 09 Antidote Wine
- 10 Bar Brewdog

OCCUPIERS

- 41 Allfunds bank
- 42 PlayStation
- 43 Bakkavor Estée
- 44 Lauder
- 45 Facebook
- 46 Freuds
- 47 Heineken
- 48 Netflix
- 49 Lionsgate
- 50 F45 HQ

CULTURAL

- 31 The Photographers Gallery
- 32 The Palladium
- 33 Cartoon Gallery
- 34 Halcyon Gallery
- 35 Pace Gallery
- 36 Piccadilly Theatre
- 37 Apollo Theatre
- 38 Soho Comedy Factory
- 39 Reem Gallery
- 40 The Fine Art Society London

COFFEE

- 21 Comptoir Gourmand
- 22 Soho Ole & Steen
- 23 Costa
- 24 Pret
- 25 Joe & The Juice
- 26 Workshop Coffee
- 27 Kaffeine
- 28 Starbucks
- 29 Archetype Coffee
- 30 Attendant Coffee Roasters

RESTAURANTS

- 11 Dishoom
- 12 Pollen Street Social
- 13 Sketch
- 14 Goodman
- 15 Kiln
- 16 Ergon Deli
- 17 Honest Burgers
- 18 Island Poké
- 19 Sticks 'n' Sushi
- 20 Riding House Cafe

WELLNESS

- 51 Psycle
- 52 Frame
- 53 Rowbots
- 54 Ted's Grooming
- 55 Charles Worthington Salon
- 56 The Gym Group
- 57 F45
- 58 Barry's Soho
- 59 SoulCycle
- 60 1Rebel



FURTHER INFORMATION

LEASE

The property is available by way of one of the following options:

Option 1 – Assignment of Existing Lease

Assignment of the existing lease, which is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954, at a passing rent of £85,000 per annum exclusive. The lease was granted for a term of five years from 8 August 2023 and is due to expire on 7 August 2028.

The current annual outgoings are as follows:

- Passing Rent: £85,000 per annum exclusive
- Service Charge: On application
- Business Rates: Interested parties should make their own enquiries with Westminster City Council to verify the rates payable.

The lease permits use of the premises as a showroom with ancillary offices in connection with the tenant's business, and contains the usual provisions permitting assignment and underletting, subject to the landlord's consent.

Option 2 – Sub-Lease

A sub-lease is available for a term to be agreed directly with the existing tenant. Any sub-lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954, subject to the superior lease and the landlord's consent.

Option 3 – New Lease

A new lease may be available directly from the landlord, subject to the simultaneous surrender of the existing lease. Any new lease would be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954, on terms to be agreed. Interested parties seeking an alternative use may wish to discuss this option with the landlord, who may consider varying the existing permitted use as part of a new letting, subject to covenant strength and the necessary consents.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

TBC

VAT

The property is elected for VAT.

FLOOR PLANS

TBC

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