

THE
CHARLOTTE
ESTATE
W1

No.5 CHARLOTTE PLACE

LONDON, W1

1,197 SQ FT
CLASS E OPPORTUNITY





A CHARMING ALFRESCO DESTINATION CLOSE TO CHARLOTTE STREET

The unit is located in Charlotte Place, in the heart of world renowned Fitzrovia. A stylish pedestrianised street steeped in history and full of character running between Goodge Street and Rathbone Street.

Fitzrovia is known for its alfresco dining areas. There are many prestigious and innovative restaurants, along with independent shops and cafés.

The connectivity for this area is excellent with close proximity to Tottenham Court Road, Goodge Street and Warren Street stations.

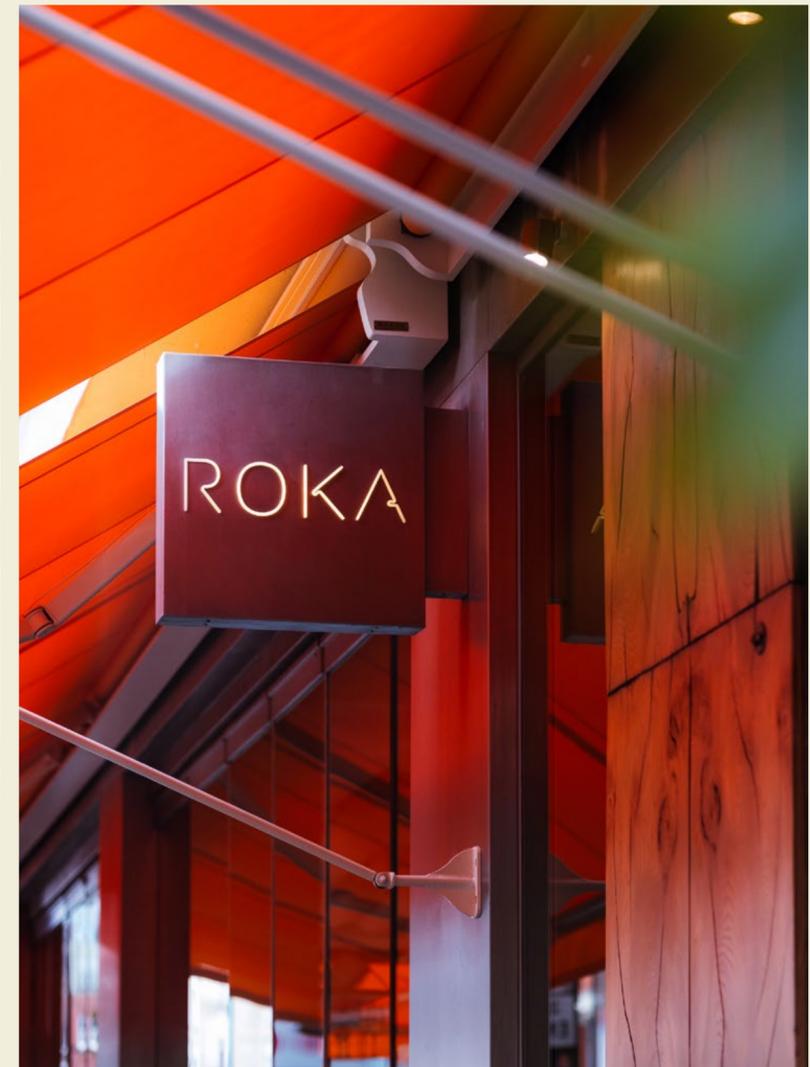
CLASS E OPPORTUNITY

THE NEIGHBOURHOOD

The location benefits from localised residential and business footfall including offices for Estée Lauder as well as University College London and the University of Westminster.

Premium hotels The London EDITION, The Charlotte Street Hotel and Madrake are just a few moments away.

Charlotte Street is a popular F&B destination with operators including Lisboeta, Carousel, The Ninth, Roka, Norma, Six by Nico, Mowgli and Where The Pancakes Are. Goodge Street offers further popular spots such as Mr Fogg's House of Botanicals, Copita, Fabrique and Salt Yard.

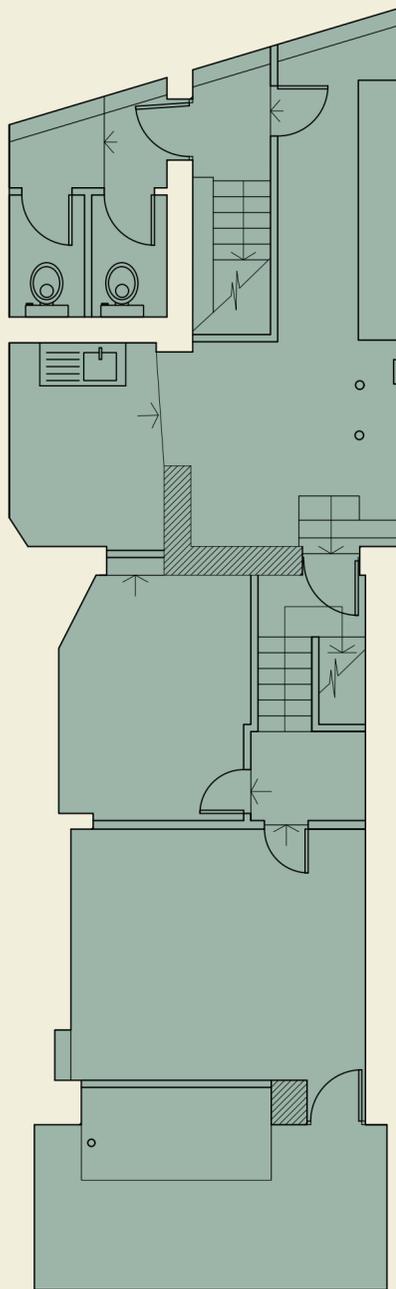


UNIT DETAILS

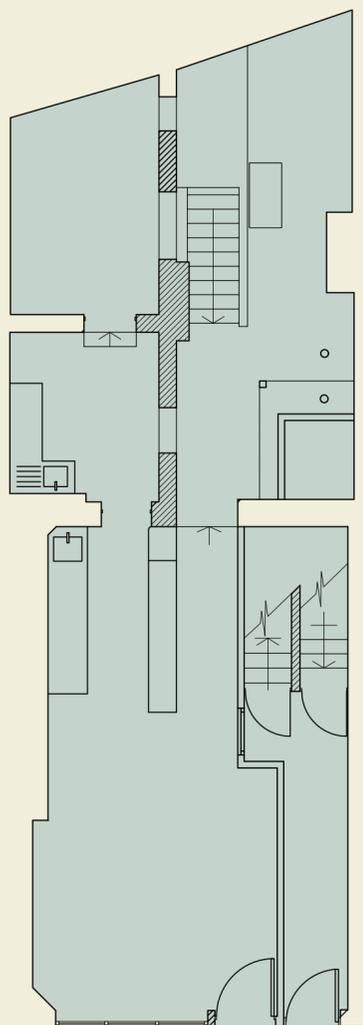
GROUND → 579 SQ FT (53.7 SQ M)

BASEMENT → 618 SQ FT (57.4 SQ M)

TOTAL → 1,197 SQ FT (111.1 SQ M)



BASEMENT



GROUND

Tenure

The unit is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. The lease will be contracted outside of the security of tenure and compensations provisions of the Landlord & Tenant Act 1954 part II (as amended).

Handover

The unit will be handed over in its existing condition, partially fitted with WC installed. There is scope for external seating subject to the necessary consents.

Planning and Licensing

The unit benefits from Class E planning. A Premises Licence is in place which can be transferred to the incoming tenant. The licence permits the sale of alcohol from Monday - Saturday between 10:00 until 22:00, with opening hours of Monday to Saturday and 10.00 to 22.00 and on Sunday 12:00 to 22.00.

Service Charge & Insurance

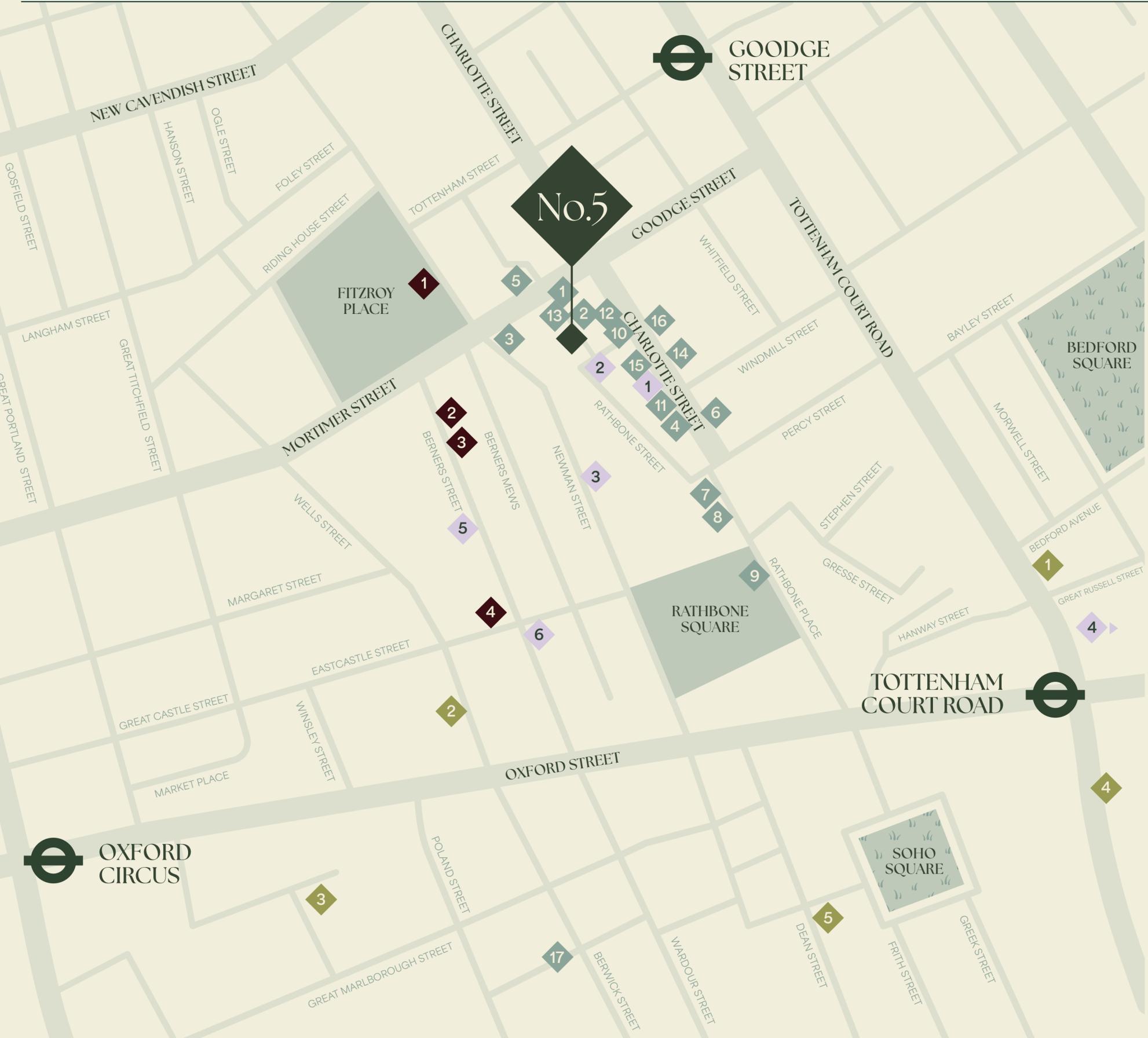
A Service Charge of **£7,000** per annum is payable along with insurance at **£1,000** per annum. Further information is available on request.

Rates

The Rateable Value for this property is **£30,000** under Westminster Council with the Rates Payable at **£14,970 p.a.** Interested parties are advised to make their own enquiries with the Local Authority.

Rent

Rental offers are invited in the region of **£60,000** per annum.



MAP

FOOD & BEVERAGE

- 1. Fabrique
- 2. Lantana Café
- 3. Mr Fogg's House of Botanicals
- 4. Mowgli
- 5. Salt Yard
- 6. Norma
- 7. Ugly Dumpling
- 8. Lima
- 9. Circolo Popolare
- 10. ROKA
- 11. Where The Pancakes Are
- 12. Six by Nico
- 13. Sohishi Sushi
- 14. The Ninth
- 15. Carousel
- 16. Lisboeta
- 17. Copita

HOTEL

- 1. Charlotte Street Hotel
- 2. The Rathbone Hotel
- 3. The Mandrake Hotel
- 4. The Bloomsbury Hotel
- 5. Sanderson London
- 6. The London EDITION

LEISURE

- 1. YMCA
- 2. The GYM Oxford Street
- 3. Fitness First
- 4. Outernet & Here
- 5. Soho Theatre

MAJOR OFFICES

- 1. Estée Lauder
- 2. Netflix
- 3. Fora Coworking Offices
- 4. Fora Coworking Offices

 GOODGE STREET
4 min walk

TOTTENHAM COURT ROAD
6 min walk

OXFORD CIRCUS
10 min walk



VIEWINGS

HanoverGreen

F&B

Dan Rogers
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Alex Tentori
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Retail

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