



66-68 Margaret Street

FITZROVIA W1

Ground Floor Retail Premises To Let

1,960 sq ft

RIB

ROBERT IRVING BURNS



DESCRIPTION

The premises comprise a unique, self-contained, corner-fronted ground floor unit occupying a highly prominent position with excellent frontage and visibility. Internally, the accommodation benefits from impressive ceiling heights, painted timber flooring, excellent natural light, feature spot lighting, a fitted kitchenette, comfort cooling (not tested) and two internally demised WCs.

Previously occupied as the showroom for the British clothing brand Belstaff, the premises offer a characterful and versatile environment suitable for a wide range of occupiers. Falling within Class E, the accommodation would lend itself to a variety of uses including retail, showroom, wellness, fitness, gallery or office, subject to any necessary consents.



FLOOR SPLITS

Floor	Approximate Area
Ground Floor	1,960 sq ft
Third Floor	2,149 sq ft

TOTAL	4,118 SQ FT
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[CLICK TO VIEW THIRD FLOOR DETAILS](#)

FINANCIALS

	GF
Size (sq.ft.)	1,960
Quoting Rent (p.a.) excl.	£127,400
Service Charge (p.a)	£30,006
Estimated Rates Payable (p.a.)	£75,840

ESTIMATED OCCUPANCY COST EXCL. (P.A.)	£233,246
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HIGHLIGHTS



Excellent frontage



Highly prominent
position



Excellent natural light



Impressive ceiling heights



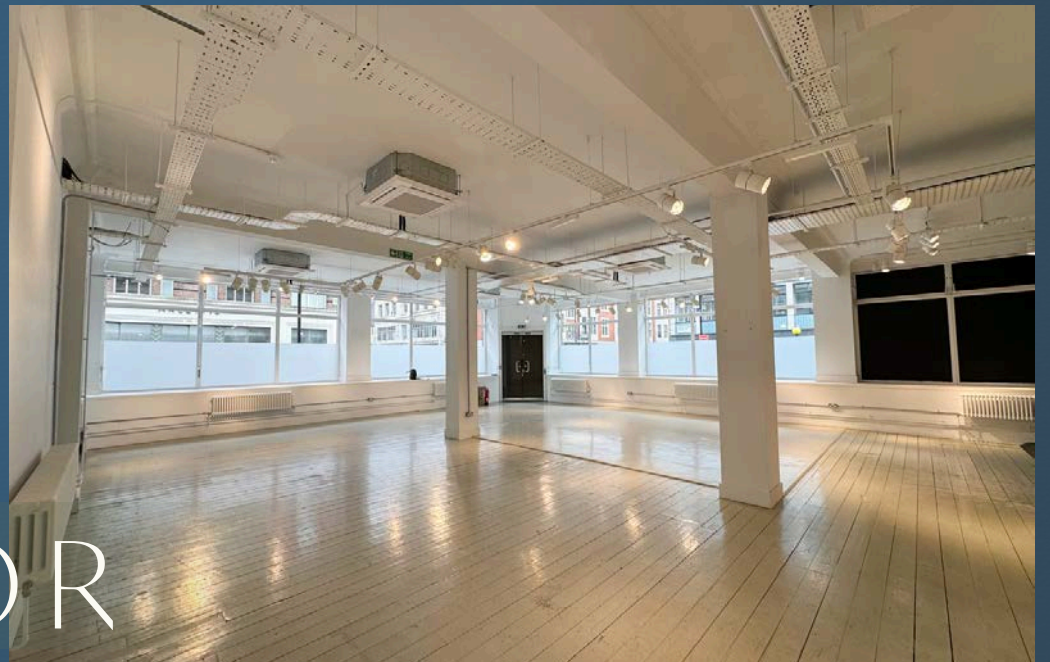
High visibility



Comfort cooling (not tested)



WCs



GROUND FLOOR

HEART OF THE WEST END

Located at 66-68 Margaret Street, the property sits in the heart of London's vibrant West End, moments from Oxford Street and Regent Street. Surrounded by an outstanding mix of retail, restaurants, cafés and hotels, it also benefits from excellent connectivity via Oxford Circus, Tottenham Court Road and Bond Street stations.





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

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

G - 34 B
3rd - 29 B

FLOOR PLANS

Available upon request.

Restricted Use:

Please note that there are restrictions under the headlease.
For further information, please speak to a member of the team.

CONTACT US

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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.

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