

# 12 Great Caslte Street

FITZROVIA W1

RIB

ROBERT IRVING BURNS



To Let

Self Contained Commercial &  
Residential Premises

Suitable for Class E Use  
(Offices, Medical, Leisure)

# Description

The premises are arranged over the first to fourth floors of this attractive self-contained building, with the first and second floors benefiting from commercial use and the third and fourth floors currently in residential use.

The property is undergoing a comprehensive refurbishment, with works due to complete imminently. The accommodation will be finished to an excellent standard throughout, including timber laminate flooring, new LED lighting, ample power sockets, an entry-phone system and newly refurbished WCs located on the landings. Comfort cooling is also due to be installed.

The building is fully self-contained, providing an occupier with its own private entrance and excellent levels of privacy. The accommodation can be taken as a whole or split between the commercial and residential elements, offering considerable flexibility to prospective occupiers.

Once completed, the property will provide bright, modern and well-presented accommodation in excellent condition, suitable for a variety of occupiers seeking a self-contained Central London premises.

## Amenities

- Fully self-contained building
- Private entrance
- Comprehensive refurbishment
- Comfort cooling
- New LED lighting
- Timber laminate flooring
- Ample power sockets
- Entry-phone system
- Newly refurbished WCs
- Excellent natural light
- Commercial & residential accommodation
- Flexible floor configurations
- Excellent Central London location



# Location

12 Great Castle Street occupies an excellent position in the heart of London’s West End, immediately to the north of Oxford Street and close to the junction with Regent Street. The property is situated at the Regent Street end of Great Castle Street, with Oxford Circus Underground Station less than a two-minute walk away.

The location sits at the meeting point of Fitzrovia, Soho and Marylebone, providing occupiers with immediate access to the extensive retail, restaurant, café and leisure amenities of Oxford Street, Regent Street, Market Place, Great Portland Street and nearby Carnaby.

The immediate area has a particularly strong food and beverage offering, including Honest Burgers Oxford Circus, Burger & Lobster Oxford Circus, Wahaca Oxford Circus and Dishoom Carnaby, alongside numerous independent cafés, pubs and restaurants. This provides an excellent range of amenities for staff and visitors throughout the working day and into the evening.

## 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

## 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

## 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

## OCCUPIERS

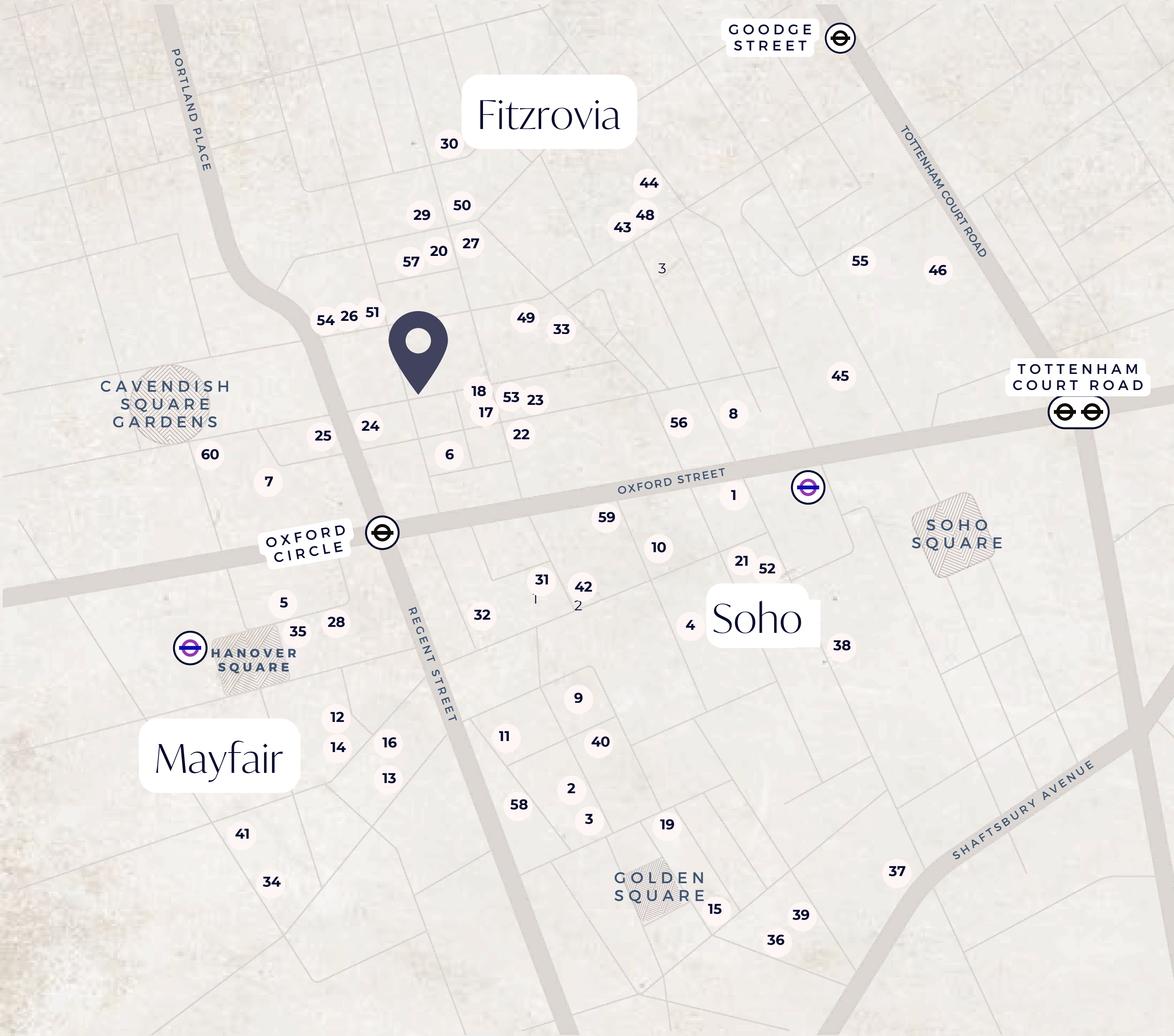
- 41 Allfunds bank
- 42 PlayStation
- 43 Bakkavor Estée
- 44 Lauder
- 45 Facebook
- 46 Freuds
- 47 Heineken
- 48 Netflix
- 49 Lionsgate
- 50 F45 HQ

## 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

## 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



# Transport

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# Financials.

**Option 1 – First & Second Floors**

- Approx. 630 sq ft in total – c.315 sq ft per floor
- Quoting rent: £55 psf, equating to approximately £34,650 pax
- Self-contained accommodation arranged over two floors

|                                        |                |
|----------------------------------------|----------------|
| SIZE 1ST & 2ND FLOOR (SQ.FT.)          | 630            |
| QUOTING RENT (P.A.)                    | £34,650        |
| ESTIMATED RATES PAYABLE (P.A.)         | £17,388        |
| SERVICE CHARGE                         | £0             |
| <b>ESTIMATED OCCUPANCY COST (P.A.)</b> | <b>£52,038</b> |

**Option 2 – First, Second, Third & Fourth Floors**

- Approx. 1,260 sq ft in total – c.315 sq ft per floor
- Quoting rent: £59.52 psf, equating to approximately £75,000 pax
- The entire accommodation from first floor upwards would be fully self-contained

|                                        |                |
|----------------------------------------|----------------|
| SIZE 1ST - 4TH FLOOR (SQ.FT.)          | 1,260          |
| QUOTING RENT (P.A.)                    | £75,000        |
| ESTIMATED RATES PAYABLE (P.A.)         | £17,388        |
| SERVICE CHARGE                         | £0             |
| <b>ESTIMATED OCCUPANCY COST (P.A.)</b> | <b>£92,388</b> |

# 12 Great Castle Street

London W1

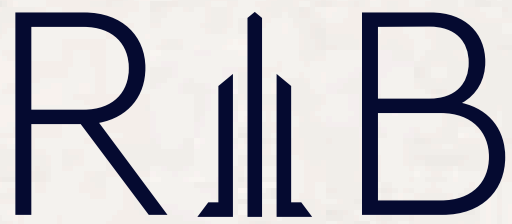
FOR MORE DETAILS, PLEASE CONTACT

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**Jim@rib.co.uk**



ROBERT IRVING BURNS

**POSSESSION**

Upon completion of legal formalities

**LEASE**

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

**LEGAL COSTS**

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