

9 CANDOVER STREET

LONDON W1W

To Let
Self-contained Unit
Suitable for Class E
(Offices, Medical, Leisure etc.)

GROUND & LOWER GROUND FLOOR
887 SQ.FT.

RIB

ROBERT IRVING BURNS



DESCRIPTION

This prominent corner-fronted retail premises is situated at the intersection of Riding House Street and Candover Street, in the heart of Fitzrovia. Arranged over the ground and lower-ground floors, the self-contained unit benefits from excellent natural light at ground level and efficient lower-ground accommodation, including vaults suitable for a variety of uses.

The premises would suit a wide range of operators, including retail brands, salons, galleries, and medical or wellness practices, albeit this list is not exhaustive. Its flexible layout and strong corner presence make it an attractive proposition for any occupier seeking a high-quality space in a prime Fitzrovia location.



AMENITIES

- Return frontage
- Open plan accommodation
- Entry phone system
- Ceiling mounted lighting
- Carpet
- Wall sockets throughout
- Kitchenette
- WCs x 2
- Lower Ground Floor currently admin space

FINANCES

TOTAL SIZE (SQ.FT.)	887
QUOTING RENT (P.A.)	£50,000
ESTIMATED RATES PAYABLE (P.A.)	£12,852
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£62,852

FLOOR	LOWER GROUND FLOOR	GROUND FLOOR
SIZE (SQ.FT.)	430	457







LOCATION

LOCATED IN FITZROVIA

This retail premises is located on the corner of Riding House Street and Candover Street, in an area comprising a mixture of residential and commercial uses.

Fitzrovia boasts a number of niche restaurants and amenities, such as The Berners Tavern, Mr Fogg's, Homeslice Fitzrovia, Detox Kitchen, Meraki and Sanderson London. Public transport links are excellent with Oxford Circus (Victoria, Central and Bakerloo lines) and Tottenham Court Road (Northern and Central lines) stations in very close proximity.

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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

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

TBC

VAT

The building is not elect for VAT.

FLOOR PLANS

Scaled floor plan available upon request.

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. February 2026.