

38 Great Portland Street

LONDON W1W 8QY

To Let
Unique Corner Fronted Unit

1,394 SQ. FT.
Ground & Lower Ground Floor

Suitable for Retail Use

Please note there are a number of restricted uses including - medical, massage, restaurant and café)

A full restricted uses list is available upon request

RIB

ROBERT IRVING BURNS

38 GREAT PORTLAND STREET



DESCRIPTION

The property is arranged over ground and lower ground floor, benefitting from excellent natural light via the full height corner window frontage on the ground floor.

There is good floor to ceiling height on both floors. The unit further benefits from Fibre internet connectivity (not tested), comfort cooling (not tested), tiled flooring and ancillary storage situated within the lower ground floor.

The premises currently serves as a high-end fashion showroom.

Please note there are restrictions within the head lease that do not permit the following uses: medical, massage, restaurant and café. A full restricted uses list is available upon request.



AMENITIES

- Superb natural light
- Spot lighting
- Corner frontage
- Perimeter sockets
- Staff entrance
- Wall mounted radiator
- Tiled flooring
- Comfort cooling system (not tested)
- Security system (not tested)
- Fibre connectivity (not tested)

FINANCIALS

Floor	Lower Ground	Ground	Total
Size (sq.ft.)	668	726	1,394
Quoting Rent (p.a.) excl.			£67,500
Service Charge			£9,950
Estimated Rates Payable (p.a.)			£32,640
ESTIMATED OCCUPANCY COST EXCL. (P.A.)			£110,090





Shadi Salon



Reviv and Psycle



Burger & Lobster



The Post Office

LOCATION

LOCATED IN FITZROVIA

The property is located at 38 Great Portland Street, occupying a prime corner position at the intersection with Little Portland Street, in the heart of Fitzrovia within London's West End. It stands within easy walking distance of Market Place and Regent Street, where a lively mix of cafés, restaurants, and amenities enrich the local streetscape.

Nearby occupiers historically included The Post Office, Shadi Salon, Burger & Lobster, Reviv, and Psycle. As of the latest available information, this list reflects the most commonly cited tenants, though some may no longer operate or may have relocated.

Transport links remain excellent: Oxford Circus Station (Bakerloo, Central, and Victoria lines) is a brief walk, while Tottenham Court Road (Central and Northern lines, plus the Elizabeth Line) and Bond Street (Central and Jubilee lines) are also readily accessible within a short stroll





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

FLOOR PLANS

Scaled floor plans available upon request.

VAT

The property is not elected for VAT.

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.

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