

83 MORTIMER STREET

LONDON W1

SELF-CONTAINED PREMISES WITHIN
CORE FITZROVIA LOCATION

Not permitting the following:

Hotel Restaurant or Coffee house keeper
Massage Manicure or other Medical or Surgical or
quasi-Medical or quasi-Surgical Establishment
Medicine Surgery

Medical Operators may be considered. Subject to
superior landlord consent.

GROUND & LOWER GROUND FLOOR
1,560 SQ.FT

RIB

ROBERT IRVING BURNS

83 MORTIMER STREET





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LOCATION

Located in the heart of Fitzrovia, 83 Mortimer Street is surrounded by a wide array of café's, eateries and public houses, such as Riding House Café, Pahli Hill Bandra Bhai and Meraki to name a few in the vicinity.

Fitzrovia is considered one of London's most fashionable and popular locations for the media, entertainment, music and more.

The property benefits from excellent transport links including Oxford Circus (Victoria, Central & Bakerloo lines), Tottenham Court Road (Elizabeth and northern lines) and Goodge Street (northern line) all within a short walk.



CHARLOTTE STREET HOTEL



MERAKI



THE RIDING HOUSE CAFE

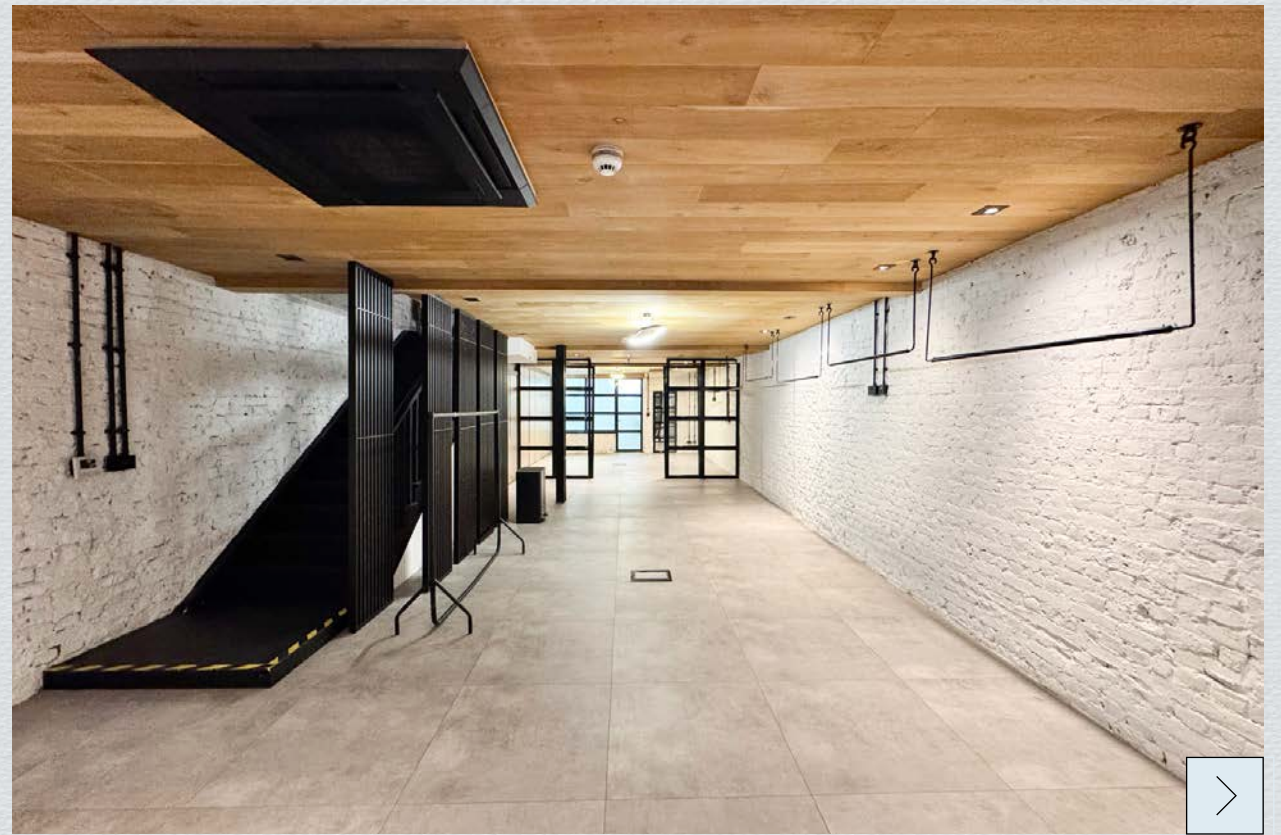


PAHLI HILL BANDRA BHAI



THE GEORGE





FINANCIALS & FLOOR BREAKDOWN

Floor	LGF	GF
Size (SQ FT)	765	795
Total Size (sq.ft.)		1,560
Rent (p.a.) excl.		£85,000
Service Charge		TBC
Estimated Rates Payable (p.a.)		£26,160
Estimated Occupancy Cost excl. (p. a.)		£111,160



AMENITIES

- Recently refurbished
- Demised WCs on ground and lower ground floor
- Kitchenette
- Comfort Cooling (Not Tested)
- Generous ceiling height
 - Ground Floor: 3.4m
 - Lower Ground Floor: 2.5m
- Track lighting
- Electric blinds (frontage)
- Tiled flooring
- Good frontage
- Self-contained



DESCRIPTION

The recently refurbished, self-contained premises are arranged over Ground and Lower Ground Floors, providing an attractive and versatile space suitable for a range of occupiers.

The Ground Floor benefits from excellent ceiling heights and fantastic natural light, creating a bright and airy environment. An electric security blind serves the frontage, while tiled flooring provides a clean and contemporary finish throughout.

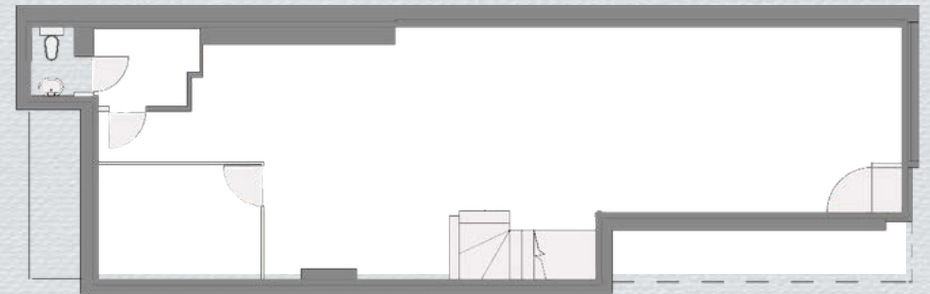
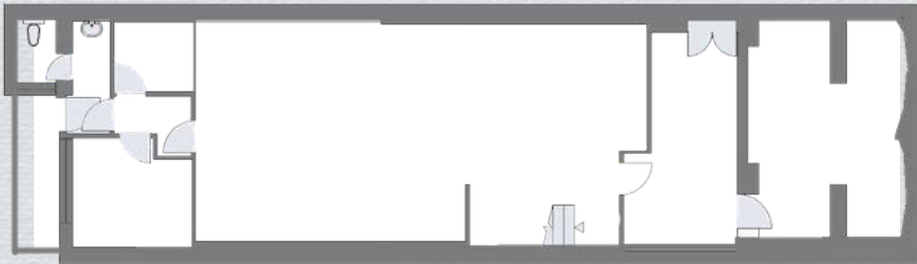
The Lower Ground Floor provides useful additional accommodation and incorporates a built-in kitchenette discreetly housed within a private cupboard. There are also two WCs arranged across the premises.

Further amenities include comfort cooling (not tested) and fibre internet connectivity, making the space well suited to a variety of retail, showroom, office, medical and other Class E occupiers.



FLOOR PLANS

Scaled floor plans available uppon request.



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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

32 B

VAT

The building is elected for VAT.

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CONTACT US

For further information please reach out to a member of the RIB team

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