

45 - 49 GREAT PORTLAND STREET

LONDON W1

TO LET

**PROMINENT SELF-CONTAINED GROUND
AND LOWER GROUND FLOOR PREMISES**

PERMITTED USE:

AS A HAIRDRESSING SALON OR ANY OTHER
RETAIL USE FALLING WITHIN CLASS E(A)
OF THE TOWN AND COUNTRY PLANNING
(USE CLASSES) ORDER 1987 (AS AMENDED)
AT THE DATE OF THIS LEASE

LOWER GROUND AND GROUND FLOOR (NORTH)

1,469 sq ft | 136.48 sq m

RIB

ROBERT IRVING BURNS

45-49 Great Portland street





LADIES
Shampoo,
Treatment
& Haircut
£39

KEVIN.MURPHY
KEVIN.MURPHY

KERASTASE

PHY

100%

DESCRIPTION

The property comprises a self-contained ground and lower ground floor commercial unit, benefiting from strong window frontage and excellent levels of passing footfall.

The lower ground floor is accessed via an internal spiral staircase positioned towards the front of the demise. The lease permits use as a salon, and the premises are available fully fitted, presenting a genuine turnkey opportunity for an incoming operator. A full itemised inventory of fixtures and fittings is available upon request — please speak to a member of the team for further details.

The ground floor benefits from a rear skylight, providing excellent natural light throughout the main trading area, complemented by tiled flooring. The lower ground floor provides well-configured ancillary accommodation including a kitchenette, WC facilities, storage vaults and timber laminate flooring. A premium is sought for the benefit of the existing commercial fit-out. Further details are available upon request.



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AMENITIES

- WINDOW FRONTAGE
- SKYLIGHT AT THE REAR OF GROUND FLOOR LEVEL
- PROMINENT LOCATION WITH HIGH FOOTFALL
- PRIVATE CLOAKROOM
- KITCHENETTE
- WOOD FLOORING
- STORAGE VAULTS
- GOOD FLOOR TO CEILING HEIGHT (3.34M ON GF)
- TIMBER LAMINATE FLOORING



FINANCIALS

Financials

TOTAL SIZE (SQ.FT.)	1,469
QUOTING RENT (P.A.)	£70,000
ESTIMATED RATES PAYABLE (P.A.)	£29,520
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£99,520

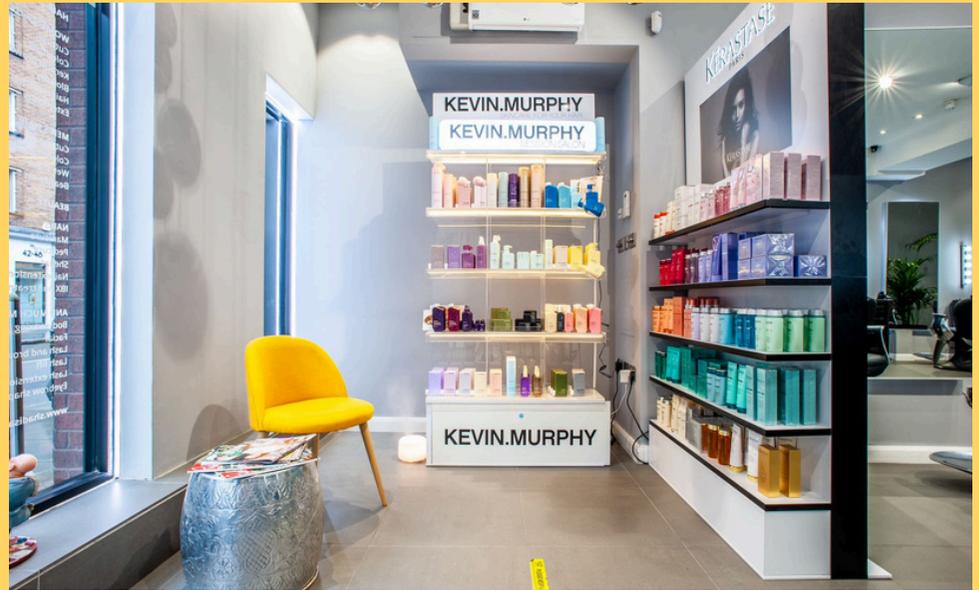
FLOOR	LOWER GROUND FLOOR	GROUND FLOOR
SIZE (SQ.FT.)	804	665
SIZE (SQ.M.)	74.71	61.77

**RENT STRUCTURE
(FIXED STEPPED RENT - NO OPEN MARKET REVIEW)**

£70,000 PER ANNUM	£73,000 PER ANNUM	£77,500 PER ANNUM
FROM 28 NOVEMBER 2024	FROM 28 NOVEMBER 2027	FROM 28 NOVEMBER 2030
TO 27 NOVEMBER 2027	TO 27 NOVEMBER 2030	TO 27 NOVEMBER 2034

A PREMIUM IS SOUGHT FOR THE BENEFIT OF THE EXISTING COMMERCIAL FIT-OUT AND REDUCED, FIXED RENT. FURTHER DETAILS ARE AVAILABLE UPON REQUEST.







LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

This property is in a prominent location on the West side of the street at the junction with Little Portland Street. Oxford Circus (2 mins, Bakerloo, Central and Victoria) and Great Portland Street (8 mins, Circle, Hammersmith & City and Metropolitan) Underground Stations are within a few minutes walking distance.

Fitzrovia is considered one of the main West End office sub-markets and has experienced significant growth and regeneration in recent years, with notable developments such as The BBC HQ, Fitzroy Place, and Great Portland Estate's renovation of the former Post Office site at Rathbone Place.

The neighbourhood is home to an abundance of restaurants, designer hotels, and luxury boutiques, and has recently gained traction as a hub for the TMT sector, attracting renowned office occupiers such as Sony, Facebook, MTV, Lionsgate Films, and The British Film Industry. Market Place, situated at the rear of the property, has become a popular destination for bars and restaurants, as well as an established retail location with valuable outside seating due to its widened pavements. Some of the popular local occupiers include Côte Brasserie, Coppa Club, Carluccio's, Yoobi, Honest Burger, and Market Place Bar.

FURTHER INFORMATION

LEASE

Option 1: Assignment of the existing lease dated 28 November 2024 for a term until 27 November 2034. The lease is contracted out of Sections 24–28 of the Landlord & Tenant Act 1954.

Option 2: Sublease of the whole granted outside of the Landlord & Tenant Act 1954.

Option 3: A new lease granted directly by the landlord, subject to the simultaneous surrender of the existing lease and the regrant of a new lease on prevailing open market terms, to be agreed.

Permitted use:

As a hairdressing salon or any other retail use falling within Class E (a) of the Town and Country Planning (Use Classes) Order 1987 (as amended) at the date of this Lease

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

79D

VAT

TBC

FLOOR PLANS

Scaled floor plans available upon request.

CONTACT US

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