12 Great Caslte Street

FITZROVIA W1

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.

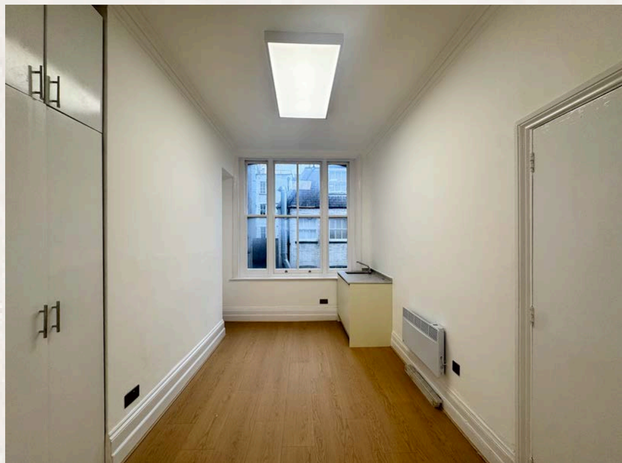
Once completed, the property will provide bright, modern and well-presented accommodation in excellent condition, suitable for a variety of occupiers seeking a self-contained Central London premises.

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





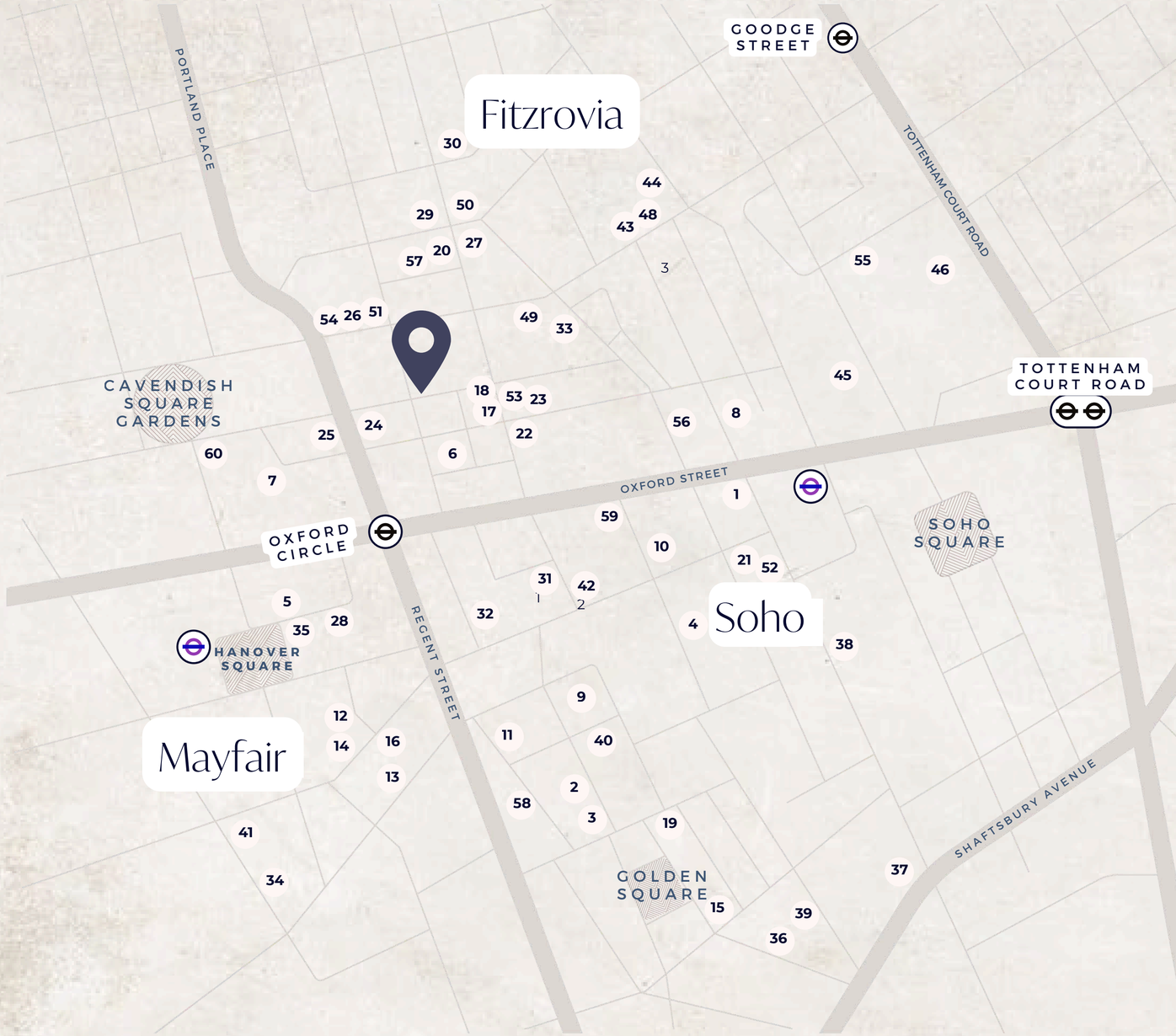


Location

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.

	1ST	2ND	TOTAL
SIZE (SQ.FT.)	315	315	630
QUOTING RENT (P.A.)	£18,900	£18,900	£34,650
ESTIMATED RATES PAYABLE (P.A.)	£8,856	£8,532	£17,388
SERVICE CHARGE	£0	£0	£0
ESTIMATED OCCUPANCY COST (P.A.)	**£27,756**	**£27,432**	**£52,038**

12 Great Castle Street

London W1

FOR MORE DETAILS, PLEASE CONTACT

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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.

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.