

115 GREAT PORTLAND STREET

LONDON W1

To Let
Self-contained Retail Premises
in the Heart of Fitzrovia

Suitable for Class E
(Retail, Office, Medical, Leisure)

G & LG
1,440 SQ.FT.

RIB

ROBERT IRVING BURNS

115 Great Portland Street



DESCRIPTION

The available premises is self-contained and arranged over ground and lower ground floors. The unit is currently occupied as a photography studio and will be available from September 2026.

The space benefits from comfort cooling (not tested), vinyl flooring, excellent natural light to both the front and rear elevations, vault storage, three internally demised WCs and a small private rear courtyard. The premises would suit a variety of creative, showroom, studio, office or leisure occupiers.

AMENITIES

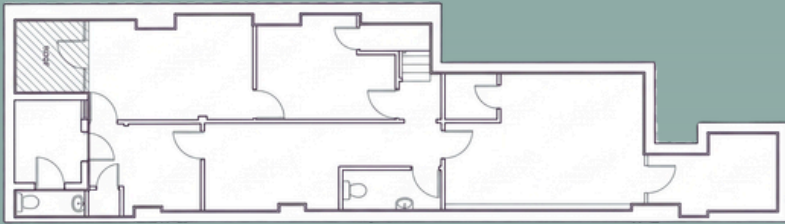
- Self-contained
- Ground & Lower Ground
- Photography Studio
- Comfort Cooling
- Vinyl Flooring
- Natural Light
- Vault Storage
- 3 WCs
- Rear Courtyard
- Creative Use

115 Great Portland Street

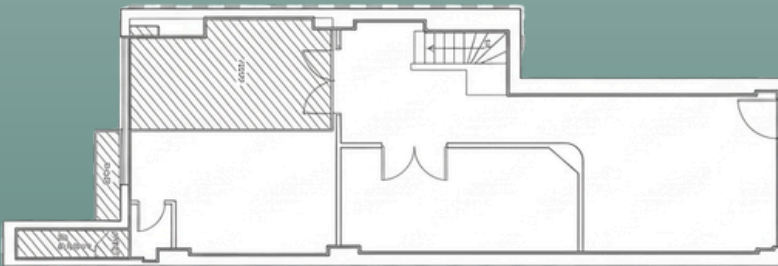


FLOOR PLANS

LGF
795 SQFT



GF
645 SQFT



FINANCES

TOTAL SIZE (SQ.FT.)	1,440
QUOTING RENT (P.A.)	£75,000
ESTIMATED RATES PAYABLE (P.A.)	£18,036
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£93,036







Portland Restaurant



Caravan Fitzrovia



Sushi Atelier



The Riding House Cafe

LOCATION & SITUATION

LOCATED IN FITZROVIA

The property is located at 115 Great Portland Street in the heart of Fitzrovia, one of London's most vibrant West End districts. The area offers a strong mix of cafés, restaurants, retail, and leisure occupiers, with Market Place and Regent Street both within easy walking distance.

Transport links are excellent, with Oxford Circus, Great Portland Street, Warren Street, Tottenham Court Road, and Bond Street stations all nearby, providing access to the Bakerloo, Central, Victoria, Northern, Jubilee, and Elizabeth lines.

115 Great Portland Street



LOCAL OCCUPIERS

BARS

Simmons Bar
Nightjar
Cahoots
Barrio
Dirty Martini
The Cocktail
Club Swingers
Berners Tavern
Antidote Wine
Bar Brewdog

CULTURAL

The Photographers Gallery
The Palladium
Cartoon Gallery
Halcyon Gallery
Pace Gallery
Piccadilly Theatre
Apollo Theatre
Soho Comedy Factory
Reem Gallery
The Fine Art Society London

RESTAURANTS

Dishoom
Pollen Street Social
Sketch
Goodman
Kiln
Ergon Deli
Honest Burgers
Island Poké
Sticks 'n' Sushi
Riding House Cafe

OCCUPIERS

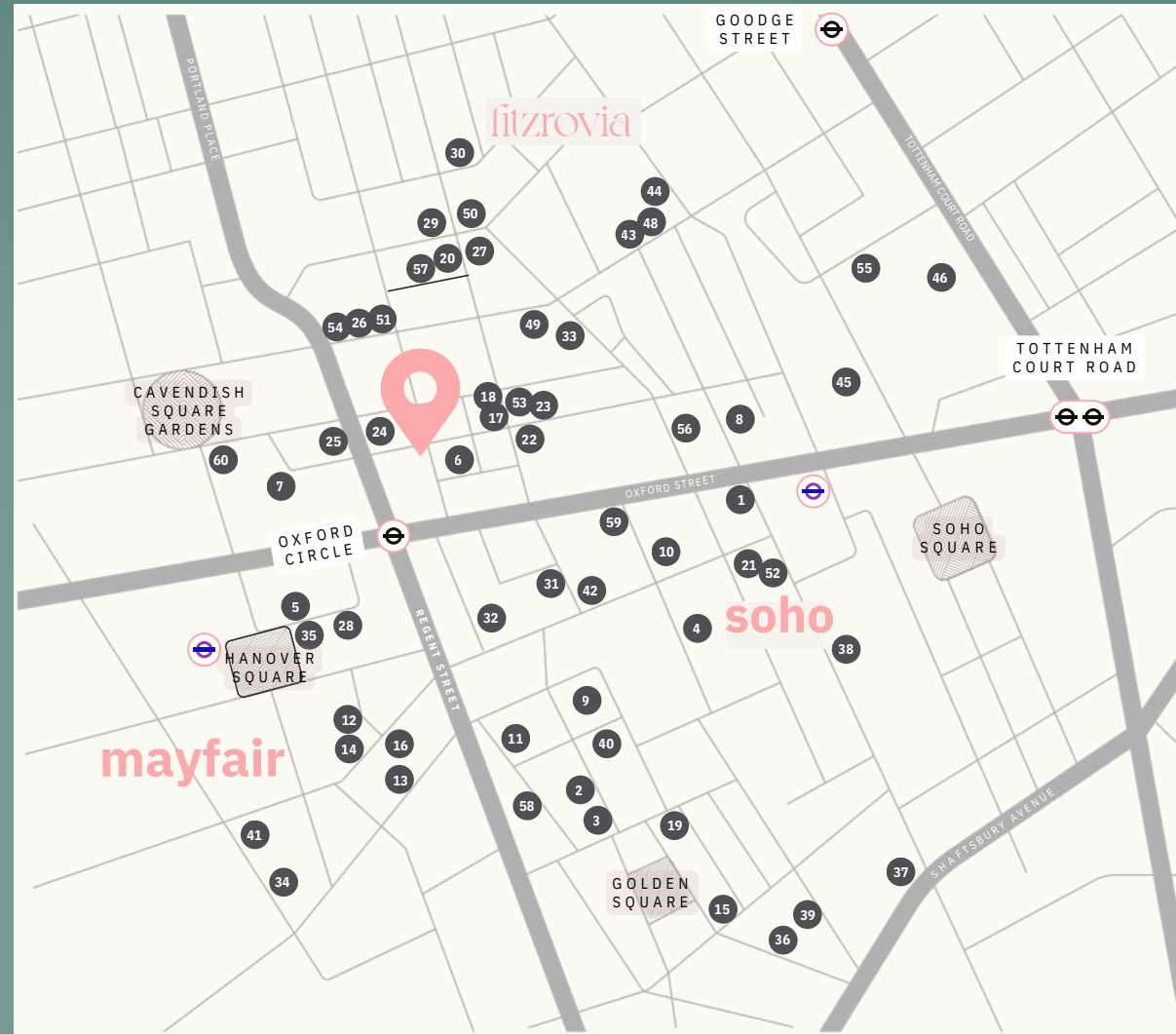
41 Allfunds bank
42 PlayStation
43 Bakkavor Estée
44 Lauder
45 Facebook
46 Freuds
47 Heineken
48 Netflix
49 Lionsgate
50 F45 HQ

COFFEE

Comptoir Gourmand
Soho Ole & Steen
Costa
Pret
Joe & The Juice
Workshop Coffee
Kaffeine
Starbucks
Archetype Coffee
Attendant Coffee Roasters

WELLNESS

51 Psyche
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



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

Available from January 2026. Upon completion of legal formalities.

LEGAL COSTS

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

EPC

TBC

VAT

TBC

FLOOR PLANS

Plans 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.

RIB

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