

MAN  
CHARLOTTE STREET  
WOMEN

55-57

RIB

ROBERT IRVING BURNS



DEAN GAMBLES AND CO

LDN

## THE HEART OF FITZROVIA

Charlotte Street is one of the West End's most desirable and diverse locations. Running parallel with Tottenham Court Road and connecting Rathbone Place to Fitzroy Street, Charlotte Street lies at the epicentre of vibrant Fitzrovia.

With its unrivalled transport connectivity, Fitzrovia still retains its village atmosphere attracting a diverse mix of occupiers, residents and visitors alike. The rich amenities on offer allow those in the area to sample the enviable mix of fashionable restaurants, such as Roka, Mere and Pied a Terre, bars and independent coffee shops.



Vagabond Wines



BT Tower



Charlotte Street Hotel



ROKA

## THE PERFECT LOCATION

55-57 Charlotte Street is prominently situated on the west side of Charlotte Street, close to the junction with Goodge Street in the heart of Fitzrovia and within close proximity to the Elizabeth Line at Tottenham Court Road.

55-57 Charlotte Street is strategically located, serviced by a number of transport hubs with London Underground services available nearby at Goodge Street (Northern Line) to the east, Tottenham Court Road (Central, Elizabeth and Northern Lines) to the south east, Warren Street (Victoria and Northern Lines) to the north and to the south west.



### Restaurants and bars

1. Queen Charlotte
2. Nando's
3. Salt Yard
4. AL DENTE
5. Six by Nico London
6. Italian Bear Chocolate
7. Gaucho
8. ROKA
9. Berner's Tavern
10. Foley's
11. The Ninth
12. Lima
13. Circolo Poplare
14. Hakkasan Hanway Place

### Hotels

15. The Mandrake Hotel
16. Charlotte Street Hotel
17. Sanderson London
18. The Bloomsbury Hotel

## UNDERGROUND CONNECTIONS

Goodge Street ●  
 🚶 4 min

Tottenham Court Road ● ● ●  
 🚶 8 min

Baker Street ● ● ● ● ● ●  
 2 min journey time

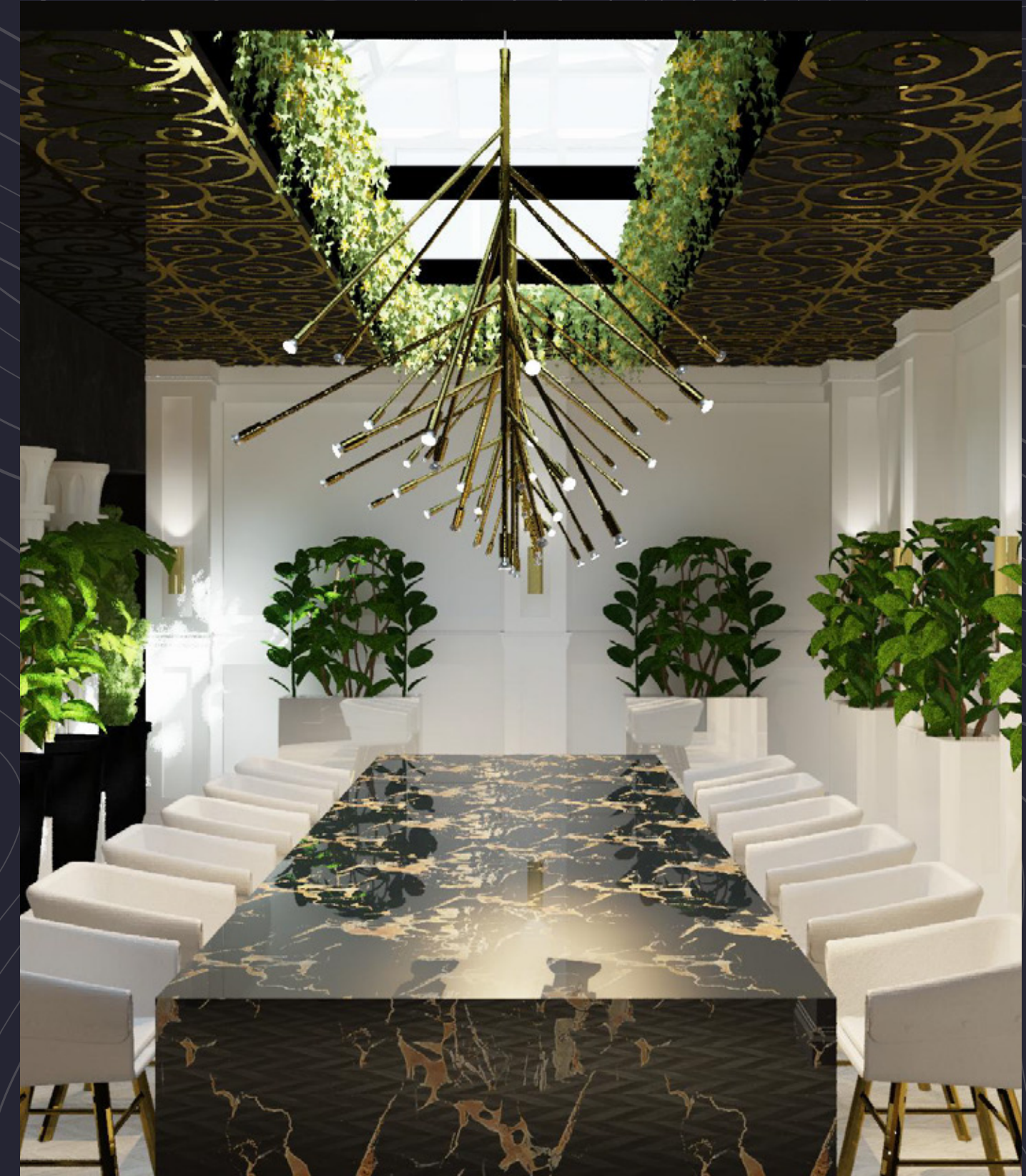
Liverpool Street ● ● ● ●  
 8 min journey time

Oxford Circus ● ● ●  
 🚶 10 min

Euston ● ●  
 2 min journey time

Paddington ● ● ● ●  
 9 min journey time

Victoria ● ● ●  
 3 min journey time



CGI FOR INDICATIVE PURPOSES.

## THE PROPERTY

55-57 Charlotte Street provides a double-fronted premises over ground and lower ground floors. The respective floor to ceiling heights are circa 3.9 metres on the ground floor and 2.5 metres on the lower ground floor. The property also benefits from a substantial 24 cover outside seating area fronting onto Charlotte Street.



# TO LET

## PRIME RETAIL/RESTAURANT OPPORTUNITY IN THE HEART OF FITZROVIA



Highly desirable and devirse location on Charlotte Street - prime retail/restaurant opportunity in the heart of Fitzrovia.

Suitable for Business Class E  
(Restaurant, Medical, Retail, Office etc.)

Located within close proximity to renowned restaurants and bars such as Roka, Charlotte Street Hotel, Salt Yard, Mr Fogg's.

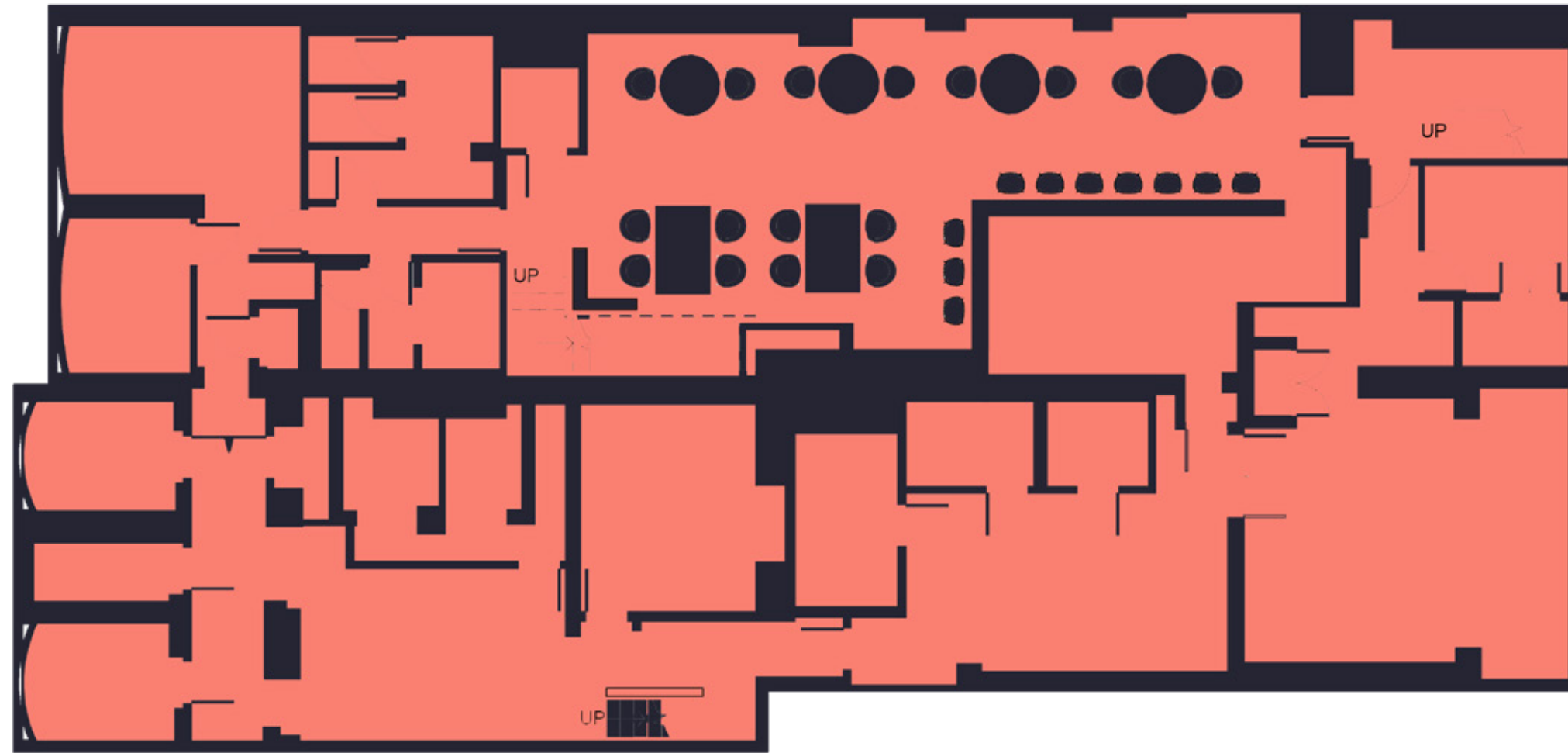
55-57 Charlotte Street provides well-configured premises arranged over ground and lower ground floors measuring 5,791 sq ft (GIA).

The premises benefit from double-frontage along Charlotte Street and is situated within 500 meters of the Elizabeth Line at Tottenham Court Road.

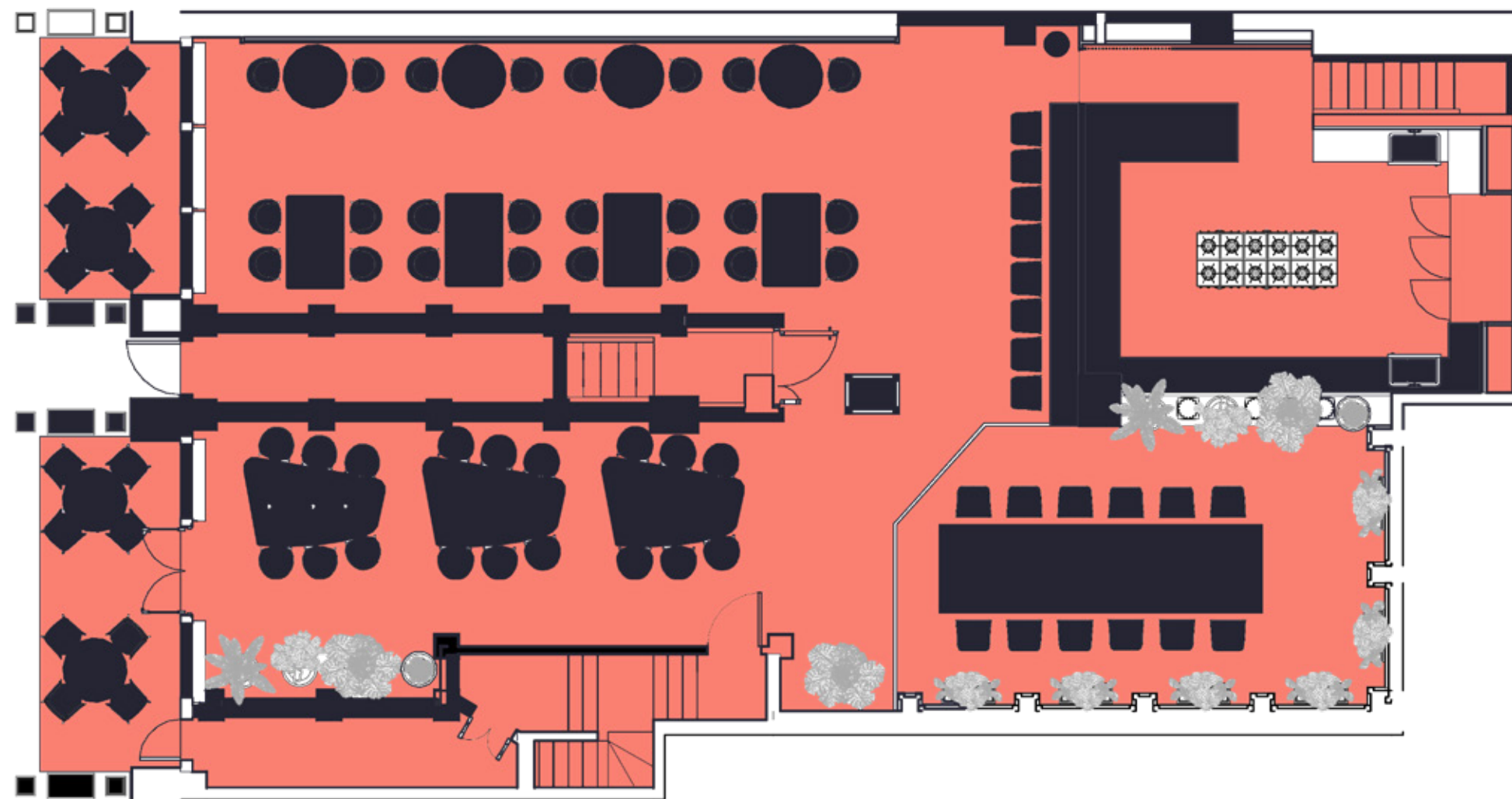


# FLOOR PLANS

Not to scale.



Ground Floor



Lower Ground Floor

Please note that both plans show former layout of previous restaurant premises. Unit has been stripped out to open plan.

# ACCOMMODATION

The premises are arranged over ground and lower ground floors, providing the following approximate areas:

AREA	SQ FT (GIA)	SQM (GIA)
Ground	2,454	228
Lower Ground	3,337	310
<b>TOTAL</b>	<b>5,791</b>	<b>560</b>

## ESTIMATED RATES PAYABLE (P.A.)

£105,600

## SERVICE CHARGE (P.A.)

TBC

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



Ground Floor



Ground Floor



CGI FOR INDICATIVE PURPOSES.



## LEGAL COSTS

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

## 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.

## RENT

Offers in excess of £300,000 P.A.

## POSSESSION

Upon completion of legal formalities.

## FLOOR PLANS

Scaled plans available on request.

## VAT

TBC

## EPC

EPC is available upon request.

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.

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# CONTACTS

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