

FITZROY  
PLACE

# FITTED RESTAURANT OPPORTUNITY

1 PEARSON SQUARE



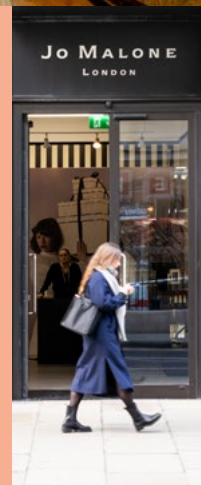
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# LOCATION

- |    |                               |    |                        |
|----|-------------------------------|----|------------------------|
| 01 | Foley's                       | 13 | Salt Yard              |
| 02 | Riding House Café             | 14 | Roka                   |
| 03 | Meraki                        | 15 | Vagabond Wines         |
| 04 | Elan Café                     | 16 | Charlotte Street Hotel |
| 05 | Rovi                          | 17 | Bourne & Hollingsworth |
| 06 | Mr Fogg's House of Botanicals | 18 | Lima                   |
| 07 | Greyhound Café                | 19 | Wild Honey             |
| 08 | Flesh & Buns                  | 20 | Hakkasan               |
| 09 | Sanderson Hotel               | 21 | Lantana                |
| 10 | Kaffeine                      | 22 | Kiss The Hippo         |
| 11 | The London Edition            | 23 | Mortimer House         |
| 12 | Berners Tavern                |    |                        |



# LOCAL AREA



Fitzroy Place is an established mixed-use scheme on Mortimer Street developed in 2014. It provides two best in class office buildings of 230,000 sq ft with 20,000 sq ft of retail and restaurant space, and 289 luxury apartments set around a public square. It is home to several significant office occupiers including Estee Lauder's European HQ, and also the Grade II listed Fitzrovia Chapel.

Fitzrovia is one of London's most prominent and well-connected submarkets attracting a mix of independent retailers, fine dining, luxury hotels including Charlotte Street Hotel, Roka and Foley's.

Fitzroy Place is in the heart of Fitzrovia surrounded by local, national and international transport links including the Elizabeth line. Nearby occupiers include Jo Malone, Kiss the Hippo, Greyhound Café, Salt Yard, Mr Fogg's, Flesh & Buns, and Mortimer House.

5 MIN WALK

Goodge Street



9 MIN WALK

Tottenham Court Road



9 MIN WALK

Oxford Circus



Northern

Elizabeth

Central

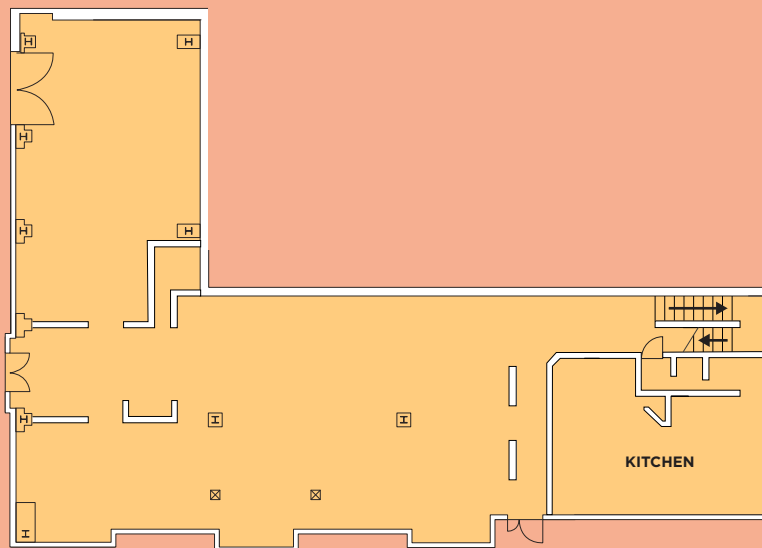
Bakerloo

Victoria



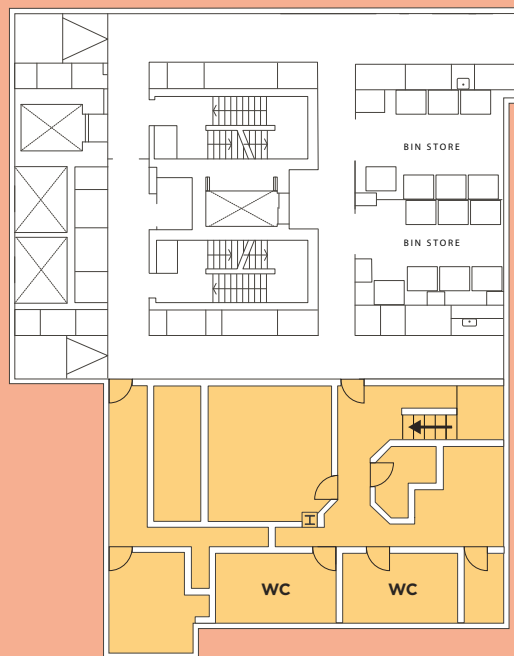
# 1 PEARSON SQUARE

1 Pearson Square is a fully fitted restaurant unit on the southern corner of Fitzroy Place leading into the square. The unit is arranged over ground and lower ground with opportunity for outdoor dining along Pearson Way.



**GROUND FLOOR**  
5,411 SQ FT

**EXTERNAL SEATING**  
28 COVERS



**LOWER GROUND FLOOR**  
1,830 SQ FT



# DETAILS

## RENT

On Application.

## PREMISE LICENCE

The premises allow the sale of Alcohol by retail, further information available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## LEASE

A new lease is available for a term to be agreed, outside the Act.

## EPC

30 (B)

## SERVICE

£32,520 per annum for 2023.

## RATES

We have been informed by Westminster Council of the following:

**Rateable Value:**  
**£335,000**  
**Rates Payable (0.532):**  
**£178,220**

Interested parties are advised to make their own enquiries with Westminster Council.

# CONTACT



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