66-68 MARGARET STREET

FITZROVIA W1

Ground Floor Retail
Premises To Let
1,960 sq ft

DESCRIPTION

The premises comprise a unique, self-contained, corner-fronted ground floor unit occupying a highly prominent position with excellent frontage and visibility. Internally, the accommodation benefits from impressive ceiling heights, painted timber flooring, excellent natural light, feature spot lighting, a fitted kitchenette, comfort cooling (not tested) and two internally demised WCs.

Previously occupied as the showroom for the British clothing brand Belstaff, the premises offer a characterful and versatile environment suitable for a wide range of occupiers. Falling within Class E, the accommodation would lend itself to a variety of uses including retail, showroom, wellness, fitness, gallery or office, subject to any necessary consents.

FLOOR SPLITS

Floor	Approximate Area
Ground Floor	1,960 sq ft
Third Floor	2,149 sq ft
TOTAL	**4,118 SQ FT**

CLICK TO VIEW THIRD FLOOR DETAILS

FINANCIALS

	GF
Size (sq.ft.)	1,960
Quoting Rent (p.a.) excl.	£127,400
Service Charge (p.a)	£30,006
Estimated Rates Payable (p.a.)	£75,840
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	**£233,246**

HIGHLIGHTS

Excellent frontage

Highly prominent position

Excellent natural light

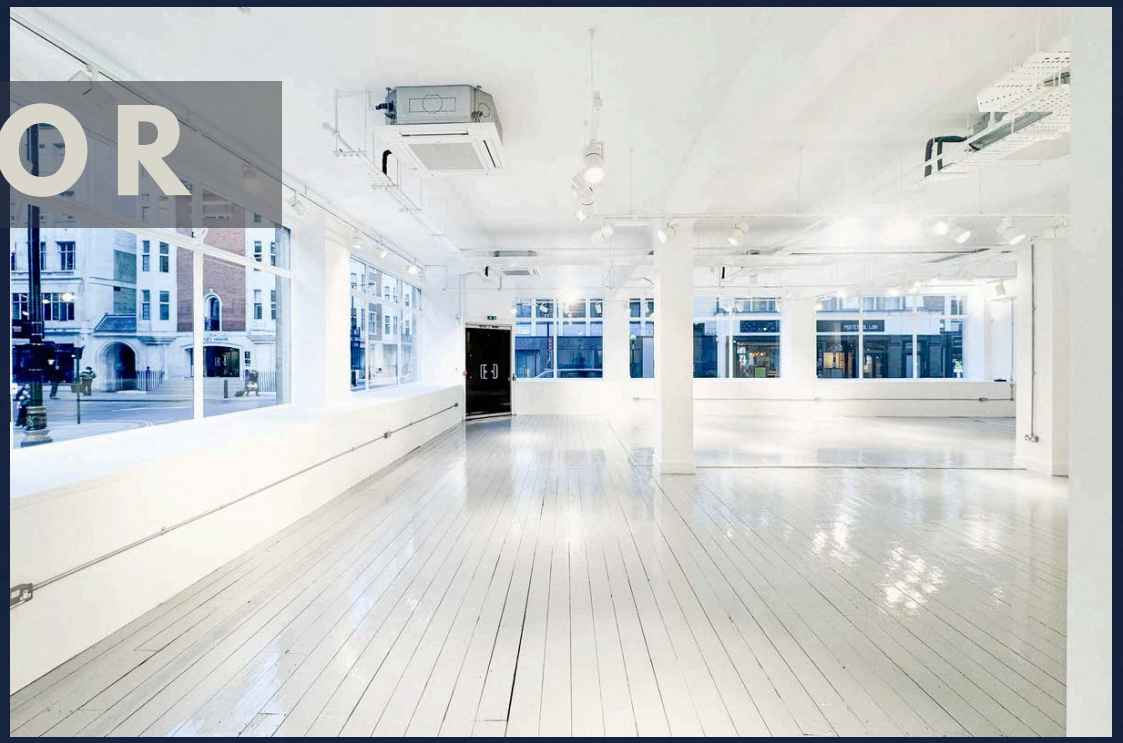
Impressive ceiling heights

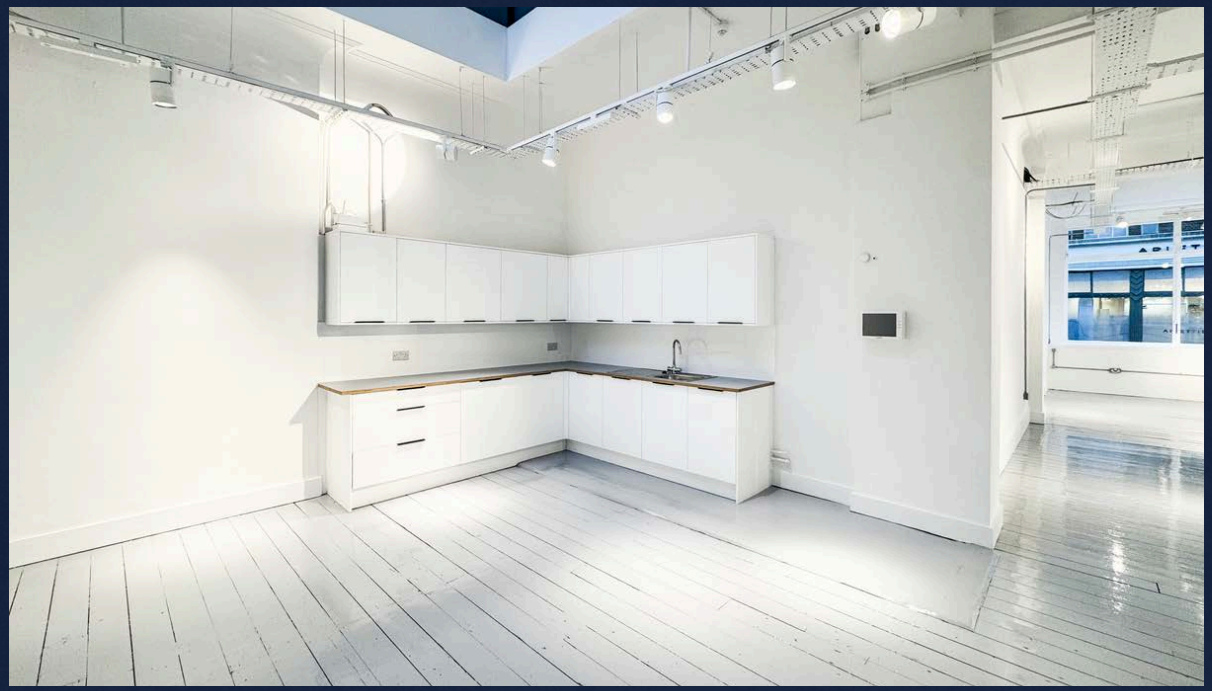
High visibility

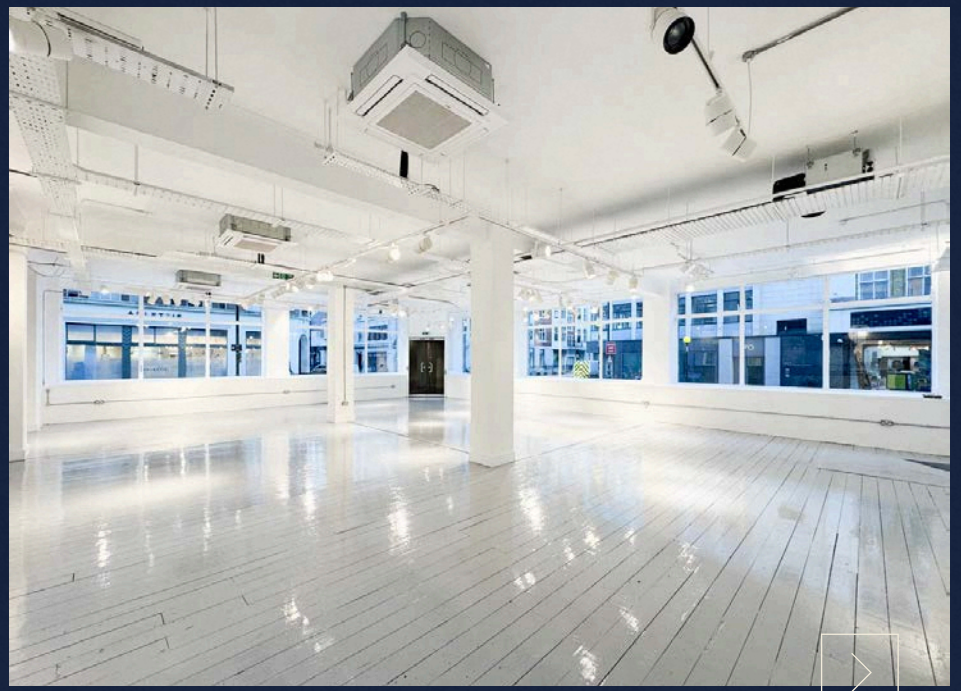
Comfort cooling (not tested)

WCs

GROUND FLOOR

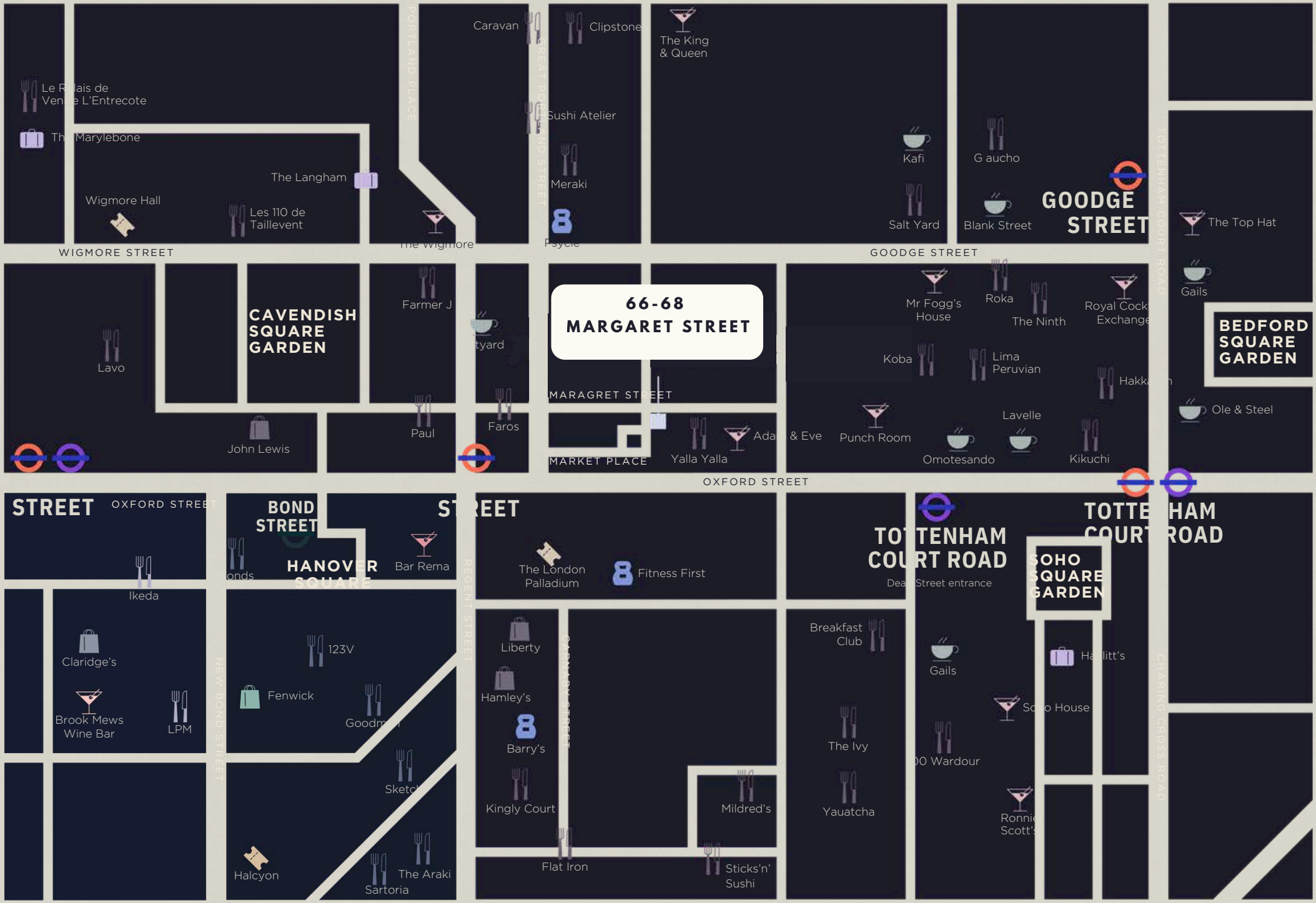






HEART OF THE WEST END

Located at 66–68 Margaret Street, the property sits in the heart of London's vibrant West End, moments from Oxford Street and Regent Street. Surrounded by an outstanding mix of retail, restaurants, cafés and hotels, it also benefits from excellent connectivity via Oxford Circus, Tottenham Court Road and Bond Street stations.


66-68
MARGARET STREET
WIGMORE STREET
GOODGE STREET
OXFORD STREET
MARKET PLACE
MARAGRET STREET
CAVENDISH SQUARE GARDEN
BEDFORD SQUARE GARDEN
HANOVER SQUARE
BOND STREET
GOODGE STREET
TOTTENHAM COURT ROAD
SOHO SQUARE GARDEN
PORTLAND PLACE
GREAT PORTLAND STREET
TOTTENHAM COURT ROAD
REGENT STREET
CARNABY STREET
NEW BOND STREET
CHARING CROSS ROAD
Le Relais de Venise L'Entrecote
The Marylebone
The Langham
Wigmore Hall
Les 110 de Taillevent
The Wigmore
Caravan
Clipstone
Sushi Atelier
Meraki
Psycle
The King & Queen
Kafi
Salt Yard
G aucho
Blank Street
The Top Hat
Gails
Ole & Steel
Lavo
Farmer J
Paul
John Lewis
Faros
tyard
Mr Fogg's House
Roka
The Ninth
Royal Cock Exchange
Koba
Lima Peruvian
Punch Room
Lavelle
Omotesando
Kikuchi
Ada
Yalla Yalla
& Eve
STREET
OXFORD STREET
Ikeda
Claridge's
Brook Mews Wine Bar
LPM
BOND STREET
HANOVER SQUARE
Bar Rema
123V
Fenwick
Halcyon
The Araki
Sartoria
REET
The London Palladium
Fitness First
Liberty
Hamley's
Barry's
Kingly Court
Flat Iron
Mildred's
Sticks'n' Sushi
TOTTENHAM COURT ROAD
Dean Street entrance
Breakfast Club
The Ivy
Yauatcha
Gails
Soho House
Ronnie Scott's
TOTTE HAM COURT ROAD

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

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

G - 34 B
3rd - 29 B

FLOOR PLANS

Available upon request.

Restricted Use:

Please note that there are restrictions under the headlease.
For further information, please speak to a member of the team.

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
ROBERT IRVING BURNS

Braham Good
SURVEYORS & COMMERCIAL PROPERTY CONSULTANTS
Property knowledge Personal service