

# 9 CANDOVER STREET

LONDON W1W

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To Let

Newly Refurbished, Self-Contained Premises

Suitable for Class E

(Retail, Offices, Medical, Leisure etc.)

GROUND & LOWER GROUND FLOOR  
887 SQ.FT.

RIB

ROBERT IRVING BURNS

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9 CANDOVER STREET



## DESCRIPTION

This prominent corner-fronted premises occupies a highly visible position at the junction of Riding House Street and Candover Street, in the heart of Fitzrovia.

Arranged over the Ground and Lower Ground Floors, the self-contained accommodation has recently been refurbished to a high standard and benefits from excellent natural light at ground floor level. The space features attractive LVT flooring, LED lighting, two WC facilities, a kitchenette, and large display windows with concertina security grilles.

The premises would suit a variety of occupiers including retail, gallery, medical, wellness, beauty and showroom uses (subject to the necessary consents). Its flexible layout, strong corner presence and prime Fitzrovia location make it an excellent opportunity for businesses seeking high-quality accommodation in the West End.



## AMENITIES

- Corner Frontage
- Self Contained
- Newly Refurbished
- New LVT Flooring
- Concertina Security Grates
- New LED Lighting
- Wall Sockets Throughout
- New Kitchen
- New WCs x 2

## FINANCES

TOTAL SIZE (SQ.FT.)	887
QUOTING RENT (P.A.)	£50,000
ESTIMATED RATES PAYABLE (P.A.)	£14,040
SERVICE CHARGE	TBC
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£64,040</b>

FLOOR	LOWER GROUND FLOOR	GROUND FLOOR
SIZE (SQ.FT.)	430	457







OXFORD STREET



CHARLOTTE STREET HOTEL

THE OXFORD MARKET



DRUNCH

## LOCATION

## LOCATED IN FITZROVIA

This retail premises is located on the corner of Riding House Street and Candover Street, in an area comprising a mixture of residential and commercial uses.

Fitzrovia boasts a number of niche restaurants and amenities, such as The Berners Tavern, Mr Fogg's, Homeslice Fitzrovia, Detox Kitchen, Meraki and Sanderson London. Public transport links are excellent with Oxford Circus (Victoria, Central and Bakerloo lines) and Tottenham Court Road (Northern and Central lines) stations in very close proximity.



## FURTHER INFORMATION

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### 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

TBC

### VAT

The building is not elected for VAT.

### FLOOR PLANS

Scaled floor plan 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. April 2026.