

**TO LET**

**RECENTLY REFURBISHED SELF-CONTAINED GROUND FLOOR PREMISES  
LOCATED IN EXCELLENT CENTRAL LOCATION  
SUITABLE FOR NEW BUSINESS CLASS E  
(RETAIL, SHOWROOM, LEISURE ETC.)**

**7-8 LITTLE PORTLAND STREET, FITZROVIA, LONDON**



**300 SQ. FT. (27.87 SQ. M.)**

**LOCATION (GOOGLE MAPS)**

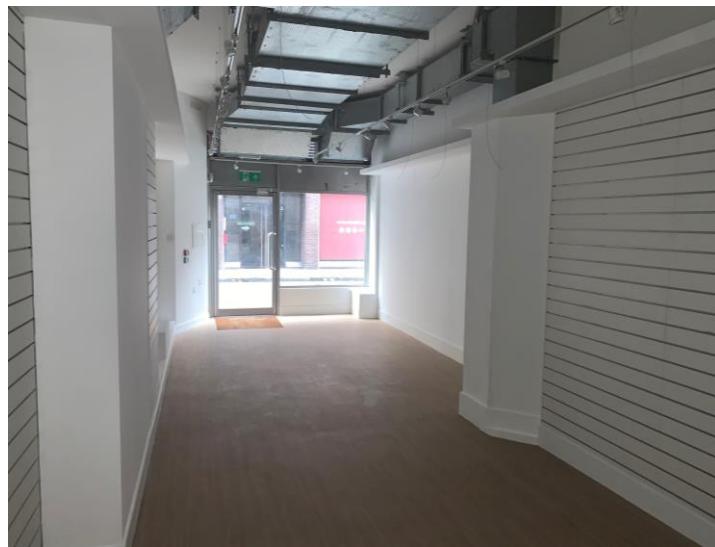
This property is in a prominent location on the West side of the street at the junction with Little Portland Street. Oxford Circus (2 mins, Bakerloo, Central and Victoria) and Great Portland Street (8 mins, Circle, Hammersmith & City and Metropolitan) Underground Stations are within a few minutes walking distance.

**rib.co.uk**

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)

**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.



**DESCRIPTION**

The self-contained accommodation is arranged solely over ground floor. The unit benefits from good natural light, large frontage and a generous floor to ceiling height. The unit has been refurbished to a "white box" standard.

**EPC**

Available upon request.

**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.

**LEGAL COSTS**

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

**POSSESSION**

Upon completion.

**FINANCIALS****AMENITIES**

- Good Frontage
- White Box Condition
- Self-contained
- Excellent Transport Links
- Good Ceiling Height
- Central Location
- Access To Communal WCs in Office

**VIEWINGS:**

Strictly through Robert Irving Burns.  
For further information please contact:

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**Email:** [thomas@rib.co.uk](mailto:thomas@rib.co.uk)

**Ground Floor**

Size (sq. ft.)	300
Quoting Rent (p.a.) excl.	£22,000
Estimated Rates Payable (p.a.)	£TBC
Service Charge (p.a.)	£TBC
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£TBC</b>

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