

37 EASTCASTLE

LONDON W1

**Self Contained Retail Premises
in the Heart of Soho**

**Moments from Oxford Circus
Suitable for Class E
(Retail, Gallery, Medical, Office etc.)**

GROUND AND LOWER GROUND FLOOR

2,282 SQ.FT.

RIB

ROBERT IRVING BURNS



DESCRIPTION

The premises is arranged over ground & lower ground floor and currently serves as a gallery.

There is a Kitchen and WC to the front of the lower ground floor.

The unit benefits from a fully glass frontage and has views down to Oxford Street. There is a rear skylight on the ground floor.



AMENITIES

- FULL GROUND FLOOR WINDOW FRONTAGE
- VINYL FLOORING THROUGHOUT
- GREAT CEILING HEIGHT
- WHITEBOX CONDITION
- WC
- KITCHEN
- SELF-CONTAINED
- REAR SKYLIGHT (GROUND FLOOR)

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Finances

TOTAL SIZE (SQ.FT.)	2,282
QUOTING RENT (P.A.)	£97,500
ESTIMATED RATES PAYABLE (P.A.)	£55,680
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£153,180

FLOOR	LOWER GROUND FLOOR	GROUND FLOOR
SIZE (SQ.FT.)	1,076	1,206





LOCATION & SITUATION

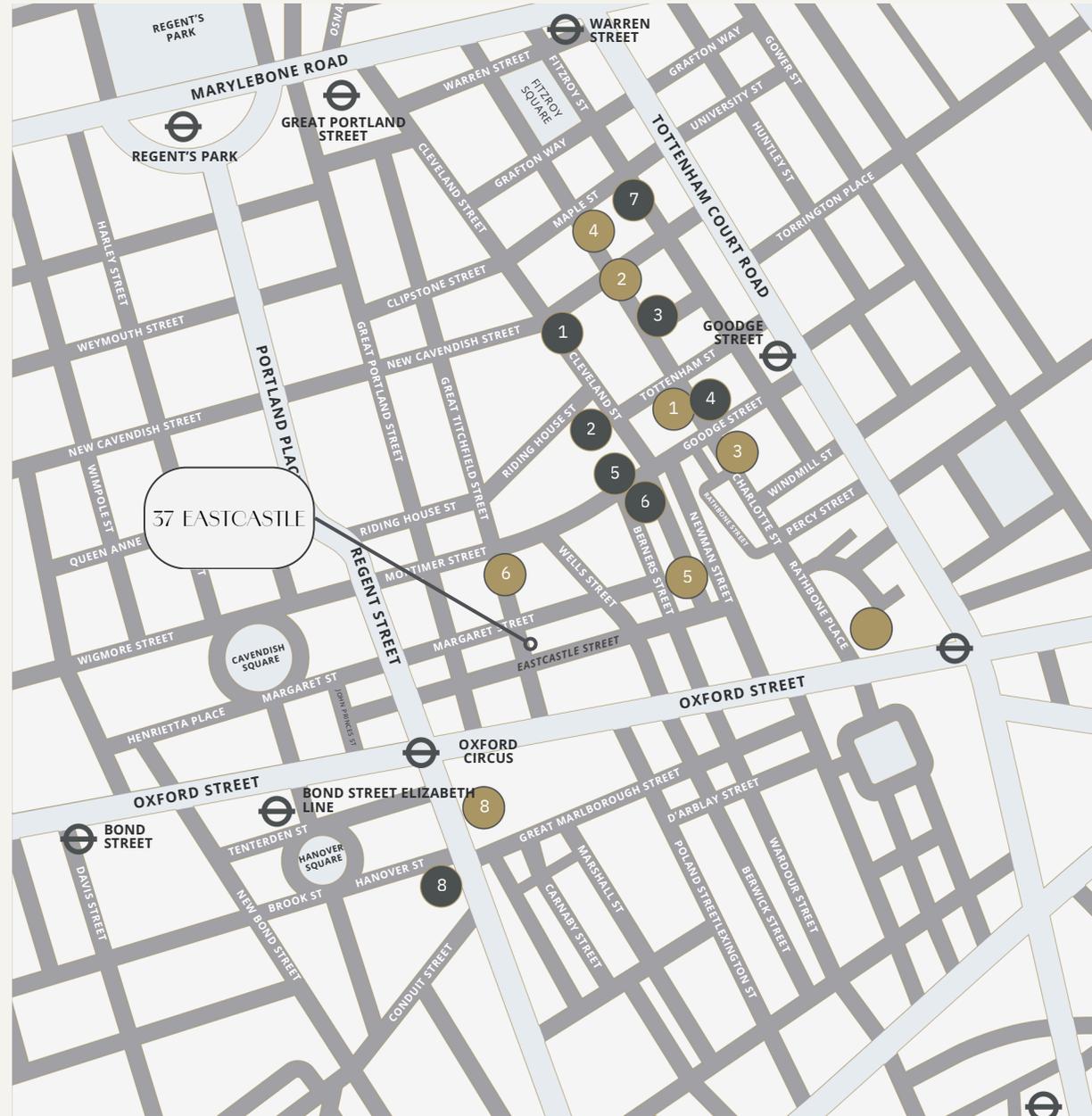
LOCATED IN CENTRAL LONDON

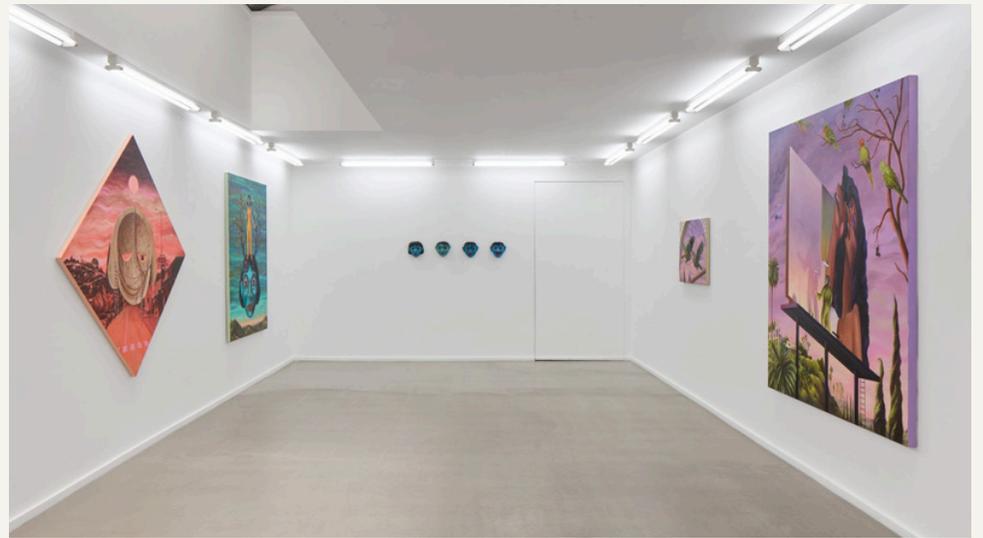
The property is strategically located on the north side of Eastcastle Street close to the junction with Great Titchfield Street, which boasts lots of leisure activities and the popular restaurants of Market Place.

Transport links are excellent with Oxford Circus (Central, Bakerloo & Victoria lines) being a 4 minute walk, Goodge Street (Northern line) a 9 minute walk and Great Portland Street (Hammersmith & City, Circle & Metropolitan lines) a 13 minute walk from the property.

LOCAL OCCUPIERS

- | | | |
|--|---|--|
|  |  |  |
|  Goodge Street
1 Min Walk |  1 Salt Yard |  1 Make Architects |
|  Warren Street
5 Min Walk |  2 The Carpenters Arms |  2 Take - Two Interactive |
|  Tottenham Court Rd
5 Min Walk |  3 ROKA |  3 Boston Consulting |
|  Oxford Circus
13 Min Walk |  4 Franco Manca |  4 Westbrook Coremont Revcap |
|  Euston 16
Min Walk |  5 Berners Tavern |  5 Estée Lauder |
|  Bond Street
17 Min Walk |  6 ROVI |  6 Netflix |
| |  7 Hakkasan |  7 BenevolentAI |
| |  8 The Carnaby |  8 Exane |





FURTHER INFORMATION

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

Available from December 2025. Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans 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.

RIB

ROBERT IRVING BURNS