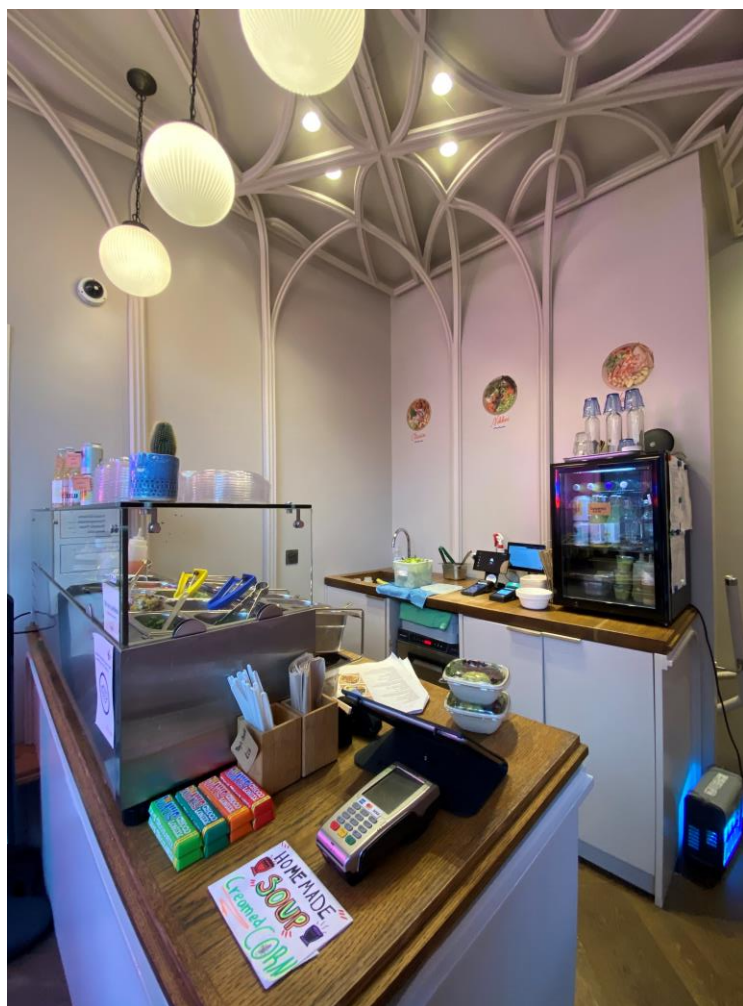


TO LET

FULLY FITTED FOOD BAR

35 RIDING HOUSE STREET, FITZROVIA, LONDON, W1W 7EA



287 SQ. FT. (26.6 SQ. M.) - Ground & Lower Ground Floor

LOCATION (GOOGLE MAPS) [LINK](#)

The property is situated in the heart of Fitzrovia on Riding House Street virtually at the junction with Great Titchfield Street. Transport links are excellent with Oxford Circus, Goodge Street and Great Portland Street are all within walking distance of the property. Local occupiers include The University of Westminster, BBC, The Maria Montessori Institute and Warp Films.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk

DESCRIPTION

The property is currently fitted to a high standard, fitted out as an 'ceviche bar'. The is seating for approx. 8 people on the ground floor and benefits from high ceilings, good sized lower ground seating or prep area. The premise has a 3.4m frontage.

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.

RENT

£30,000 per annum exclusive.

BUSINESS RATES

Local Authority: Westminster

Interested parties are advised to make their own enquires.

SERVICE CHARGE

Upon application.

POSSESSION

Upon completion of legal formalities.

EPC

Available upon request.

FLOOR AREA

Floor	m ²	ft ²
Ground & Lower Ground Floor	26.6	287

AMENITIES

- Fitted sink and hardwood worksurfaces
- Hardwood flooring throughout
- Spotlights and modern ceiling lights
- Air Conditioning System (not tested)
- CCTV
- Alarm entry system
- Sliding spotlights mounted on moveable ceiling points (LGF)
- Fully fitted WC (basin, WC, mirror, electric hand dryer, tiled flooring) (LGF)
- Ceiling Height 3.13m (GF), 2.50m (LGF)

LEGAL COSTS

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

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

Jim Clarke

Tel: 020 7927 0631

Email: jim@rib.co.uk

Ben Kushner

Tel: 020 7927 0637

Email: ben.k@rib.co.uk