

# 59 Great Titchfield Street

LONDON NW1

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Fitzrovia shopfront benefitting from 3m ceiling heights, a feature skylight,  
suitable for a range of uses.

G & LG Floor  
1,238 Sq Ft

Class E

(Suitable for showroom, retail, medical,  
educational, offices and leisure uses.)

RIB

ROBERT IRVING BURNS



## DESCRIPTION

The premises are currently fitted out to a high standard for beauty/clinical use, offering a plug-and-play opportunity for similar occupiers. Alternatively, the unit can be stripped back to shell condition, providing a blank canvas capable of accommodating a variety of uses (subject to the necessary consents).

A key architectural feature, currently concealed within the existing configuration, is a high-pitched rear skylight at ground floor level, offering the potential to introduce excellent levels of natural light. This is complemented by generous floor-to-ceiling heights of approximately 3m, creating a bright, open and highly usable trading environment.



## FINANCES

| Floor                                 | LG  | G   | G & LG  |
|---------------------------------------|-----|-----|---------|
| Size (sq ft)                          | 525 | 713 | 1,238   |
| Quoting Rent (p.a.) excl.             |     |     | £70,000 |
| Service Charge                        |     |     | TBC     |
| Estimated Rates Payable (p.a.)        |     |     | £20,088 |
| Estimated Occupancy Cost excl. (p.a.) |     |     | £90,088 |

## AMENITIES

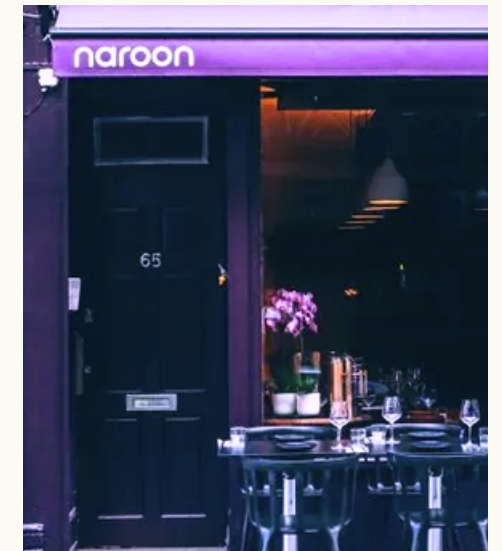
- HIGHLY SOUGHT AFTER SHOPFRONT LOCATION
- 5.14M WINDOW FRONTAGE
- FEATURE PITCHED SKYLIGHT ON GROUND FLOOR LEVEL
- BENEFITS FROM EXISTING CLINICS FIT OUT
- 3M CEILING HEIGHT
- AMPLE STORAGE INCLUDING VAULTS
- NO PREMIUM



# LOCATION



59  
GTS

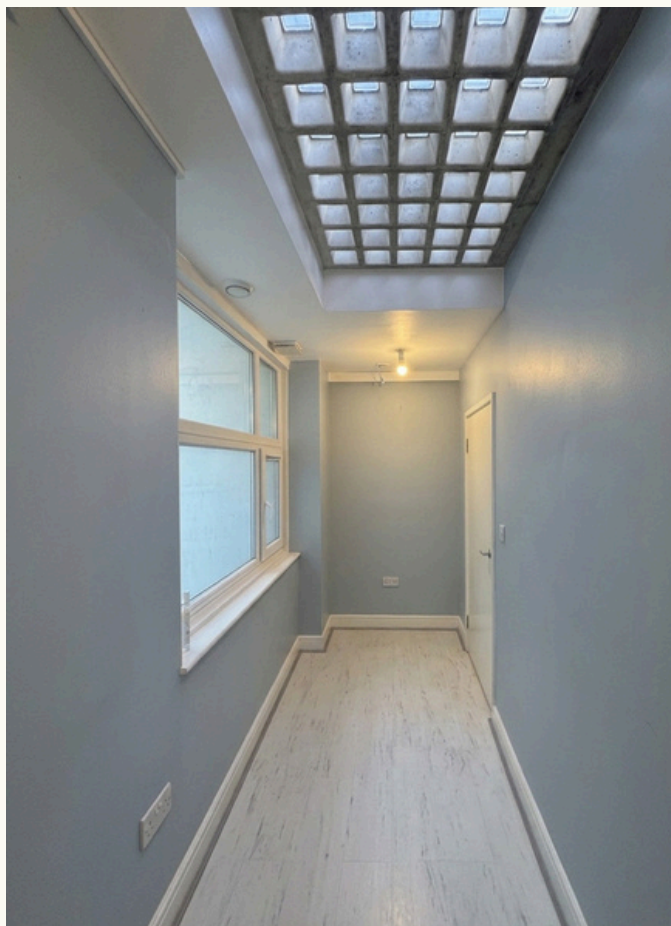


Located on the west parade of Great Titchfield Street, 59 Great Titchfield Street sits in a lively, designed part of central London. The area is home to a strong mix of independent operators, from wellness and beauty brands to popular cafés and restaurants.

Neighbours include Scandinavian Kitchen and Naron, with the well-known Meraki just a short walk away. Close to Fitzrovia and Marylebone, the location benefits from consistent footfall and a stylish, established neighbourhood.

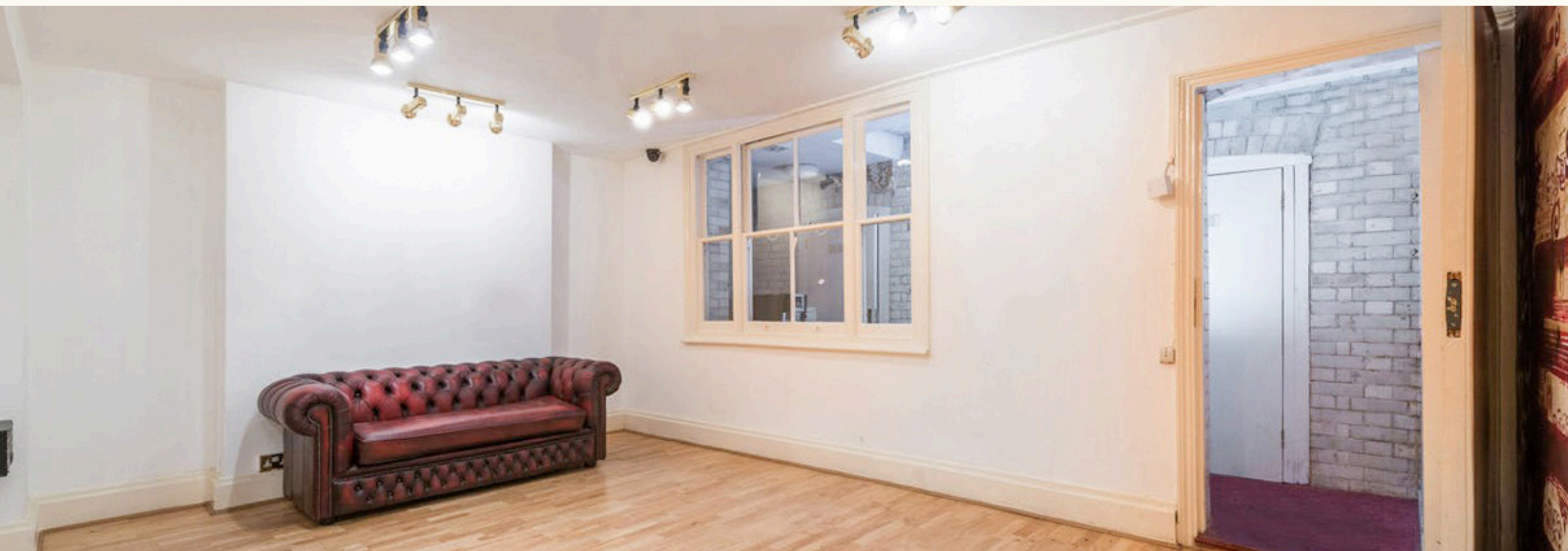
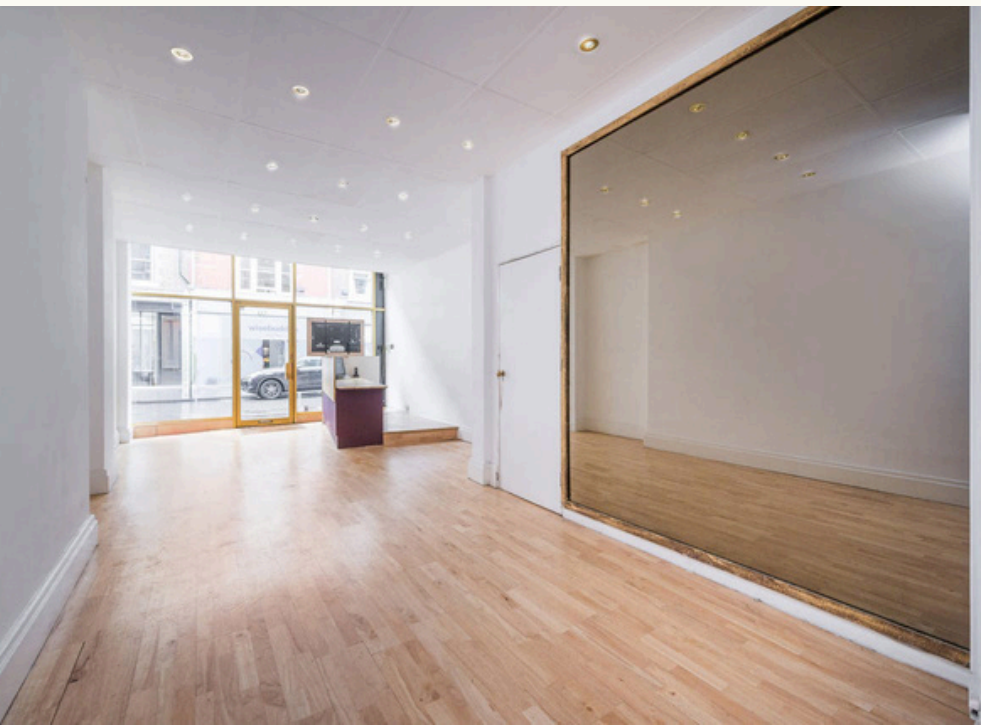
# GALLERY

Existing Photos.



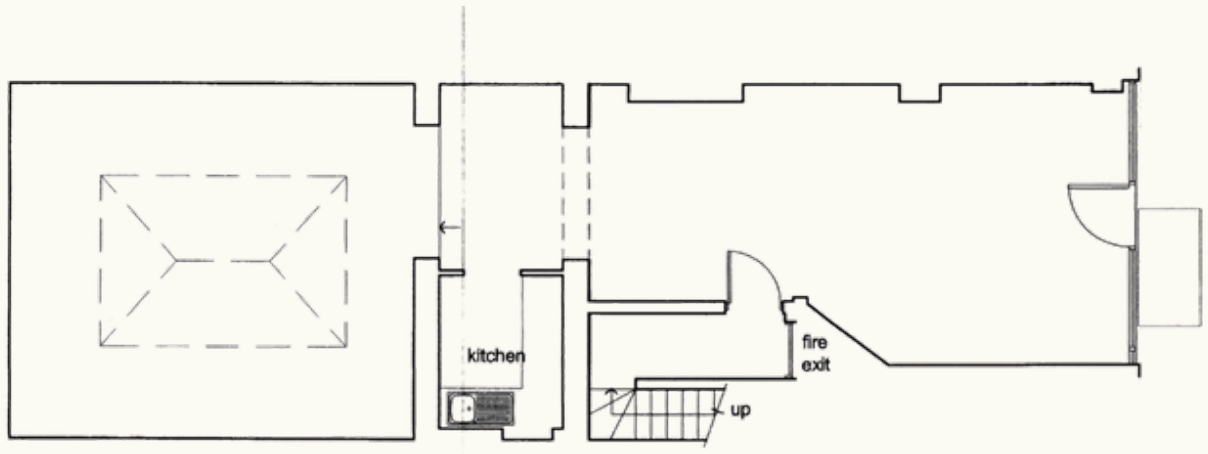
# GALLERY

Former Photos - Open Plan Layout

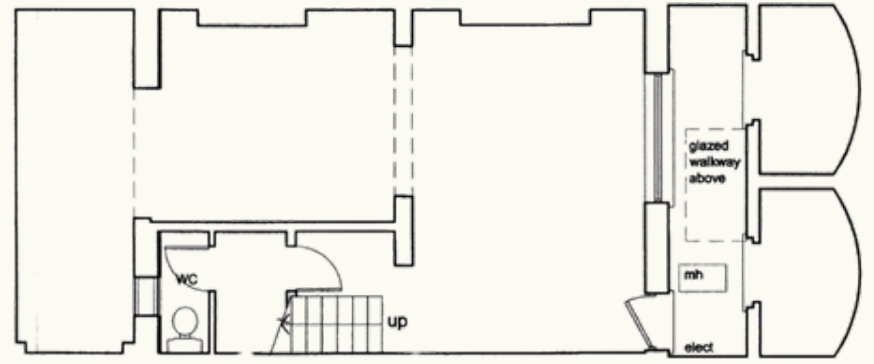


# FLOOR PLANS

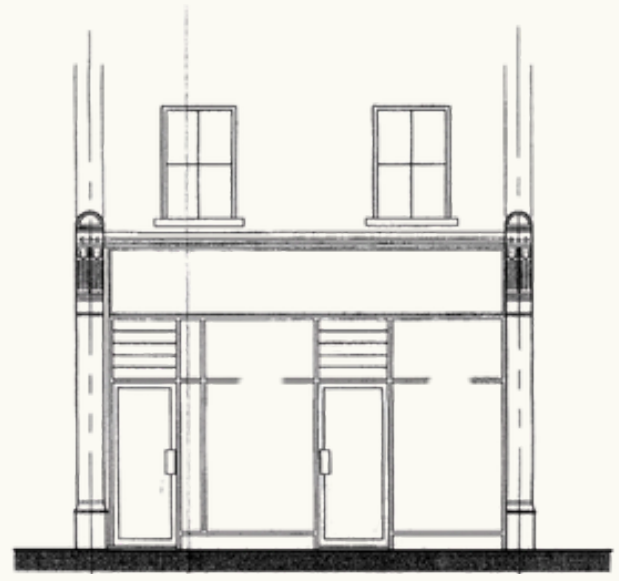
Not to scale. For indicative purposes only.



Existing Ground Floor



Existing Lower Ground Floor



Existing Front Elevation

## 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.

## FLOOR PLANS

Available on request.

## VAT

Not applicable.

## EPC

63 C

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.

# CONTACT US

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

020 7927 0622

Matthewm@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

# RIB

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