

RIB

ROBERT IRVING BURNS

122



122 GREAT PORTLAND STREET
FITZROVIA, LONDON W1

GPS

 CUSHMAN &
WAKEFIELD

122 GREAT PORTLAND STREET

FITZROVIA, LONDON W1



DESCRIPTION

The opportunity is arranged over ground and lower ground floor. The site is a former supermarket benefiting from a mechanical rear goods lift.

The premises is delivered in white box condition, featuring impressive ceiling heights on both floors (Ground: 3.77m max, 2.84m min; Lower Ground: 2.74m max, 2.63m min). Additionally, the property boasts a prominent frontage on Great Portland Street.

There is scope at the rear of the premises for roof lights to provide additional natural light to the ground floor unit. Both floors can be taken self-contained.



FIT ZRO VIA

Fitzrovia's bohemian reputation is well established having long been the location of choice for craftsmen, artists and creatives. Today this history continues to define the area as one of London's most vibrant and unique West End 'villages'.

Occupiers, residents and visitors are attracted to Fitzrovia's enviable mix of fashionable restaurants, independent bars, coffee shops and stylish five-star hotels. Notable names includes Roka, Rovi, Berners Tavern, Hakkasan, Charlotte Street Hotel, The Langham and The Mandrake Hotel. The bustling hospitality scene is complemented by art galleries, museums and contemporary fashion and lifestyle brands, creating a dynamic West End district.

Great Portland Street forms one of the main thoroughfares linking Oxford Street to the south to Regent's Park to the North. The property is prominently situated on the eastern side of Great Portland Street, a street that benefits from a highly varied occupier base of office, retail, residential, bar and restaurant occupiers.





THE LONDON EYE

BLOOMSBURY

COVENT GARDEN

BRITISH MUSEUM

TOTTENHAM COURT ROAD

SOHO

BT TOWER

122
GPS

TOTTENHAM COURT ROAD

OXFORD STREET

FITZROVIA

OXFORD CIRCUS

NEW CAVENDISH STREET

GREAT PORTLAND STREET

REGENT STREET

BBC BROADCASTING HOUSE

CAVENDISH SQUARE

PERFECTLY POSITIONED

BUSINESS

1. Alfunds Bank
2. Alfunds Group
3. ABC
4. Beren & Forman
5. British Airways + Liverpool
6. Christian Film Institute
7. Cupco
8. Turner/CNN
9. The Engine Group
10. Reeve Canning
11. Essence Digital + Capital
12. Estate Broker
13. Falconic
14. Freshwater Media
15. i-based Communications
16. Global Brands
17. Halmann (Asset Office)
18. Hickin
19. King
20. Make Architects
21. Monseigneur/McGill
22. Richmond Scottish Gallery
23. Rockwell
24. Synomex + William Hill
25. Sony DADC
26. Sony Interactive Entertainment
27. Webb MD
28. Williams Lea Tag + Synova Capital

HOTELS

1. Charlotte Street Hotel
2. Langham Court Hotel
3. The Langham
4. Treasure Hotel East
5. The London EDITION
6. The Mandrake
7. Sanderson Hotel
8. The Soho Hotel

CAFÉS

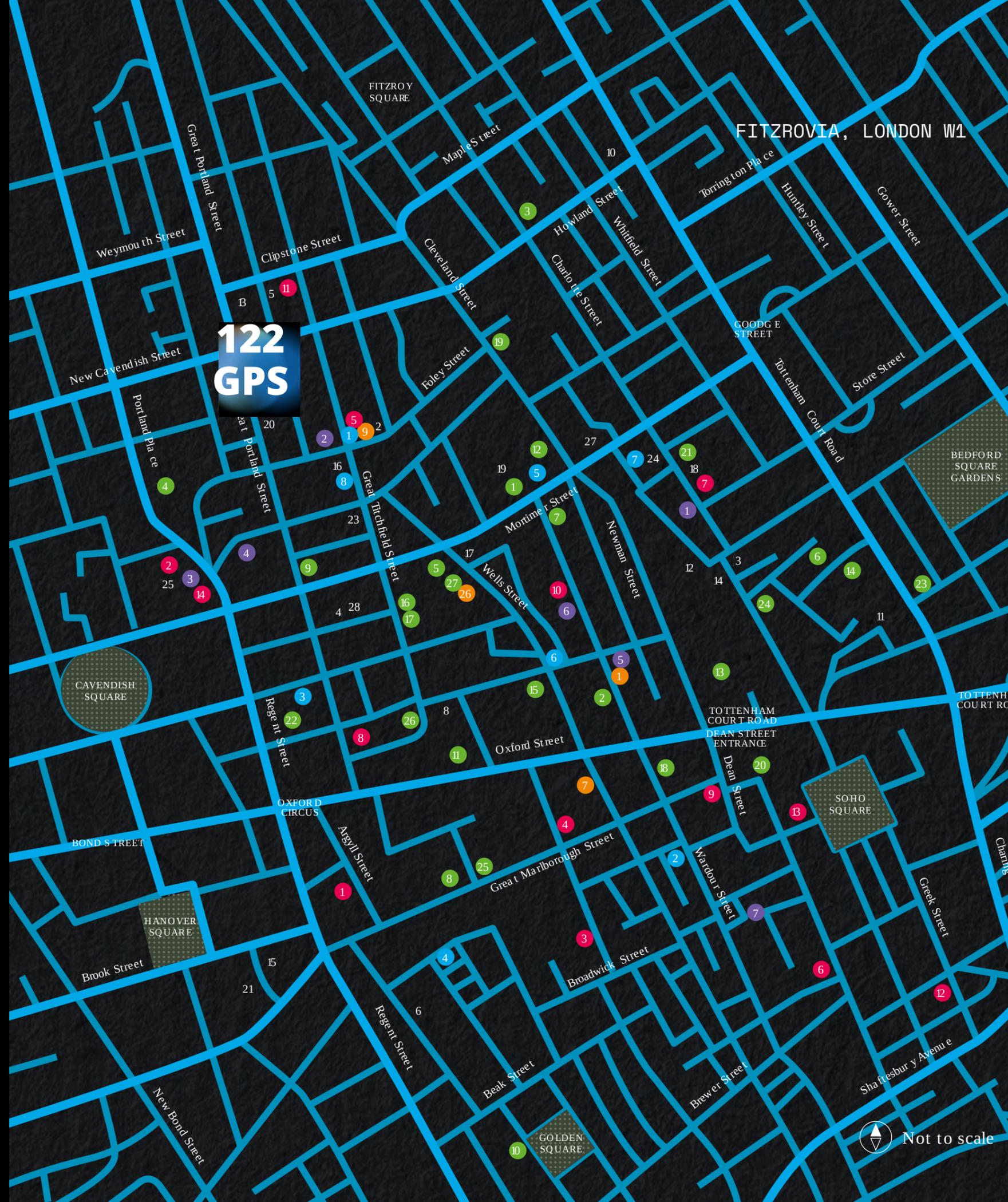
1. Attendant
2. The Breakfast Club
3. Curators Coffee Gallery
4. Department of Coffee
5. & Social Affairs
6. The Diner Kitchin
7. Kaffeine
8. Lantana Café
9. Scandinavian Kitchen

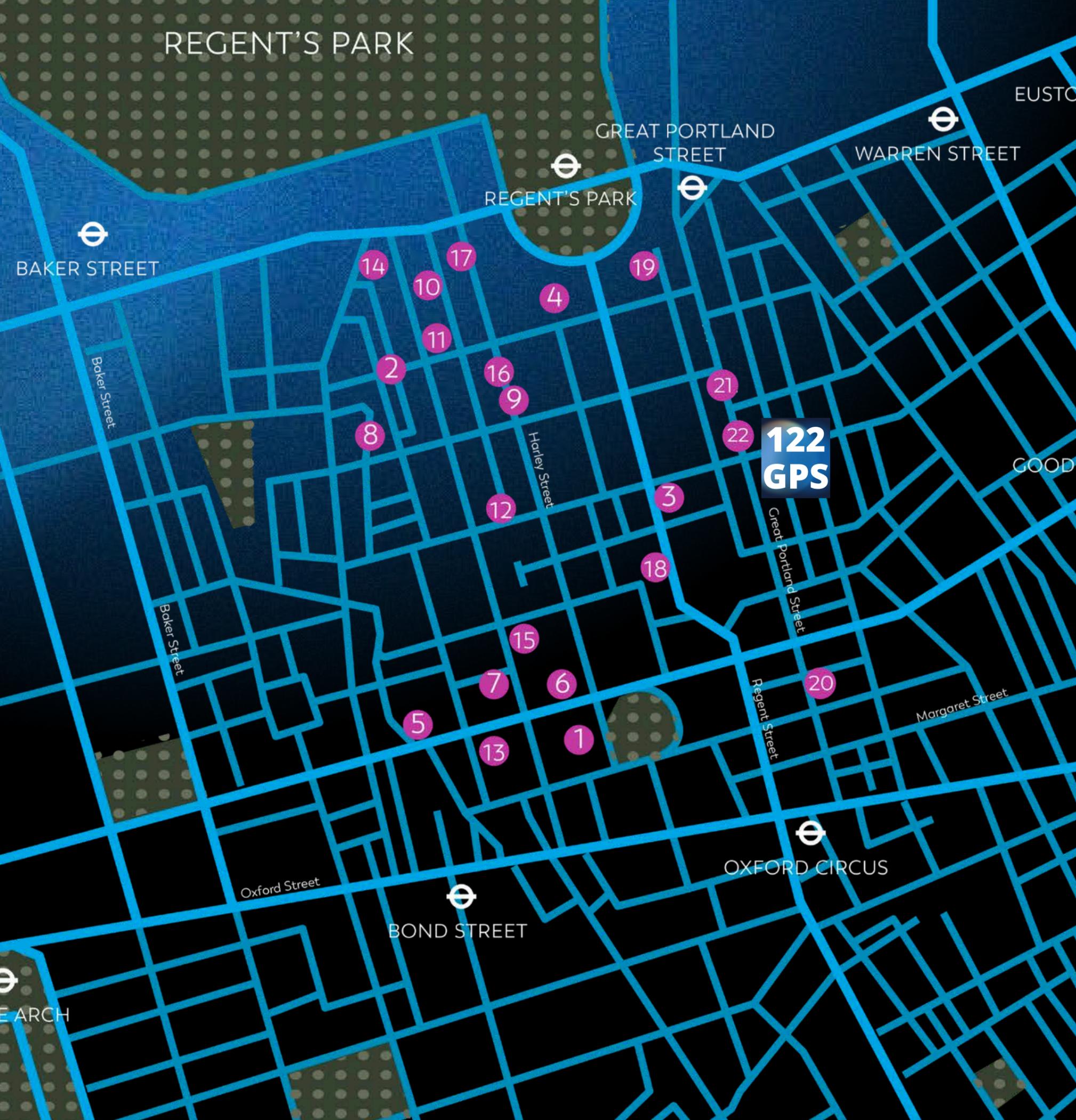
BARS

1. Aqua Spirit
2. Artesian Bar
3. The Social Eating House
4. BrewDog Soho
5. Crows and Scorpion
6. Dean Street Town House
7. The Fitzroy Tavern
8. London Cocktail Club
9. The London Gin Club
10. The Luggage Room
11. The Lucky Pig Cocktail Bar
12. Soho House
13. The Town
14. The Wigmore

RESTAURANTS

1. Berners Tavern
2. Bonnie Gull
3. Burger and Hollingsworth
4. Bumpers and Lobster
5. Clayton
6. Dishoom
7. Ember Yard
8. Ethos
9. Foxley's
10. Frances Mannes
11. Hacksons
12. Hix
13. Ikram
14. Karavas
15. Lime
16. No. 5 Social
17. Mac & Wild
18. Michelin House Kitchen
19. The North
20. Percy & Founders
21. Picture Fratello
22. Polina Street Social
23. Petersham
24. The Riding House Café
25. Roka
26. Roux at the Landau
27. ROVI
28. Salt Yard
29. The Social
30. South Albert





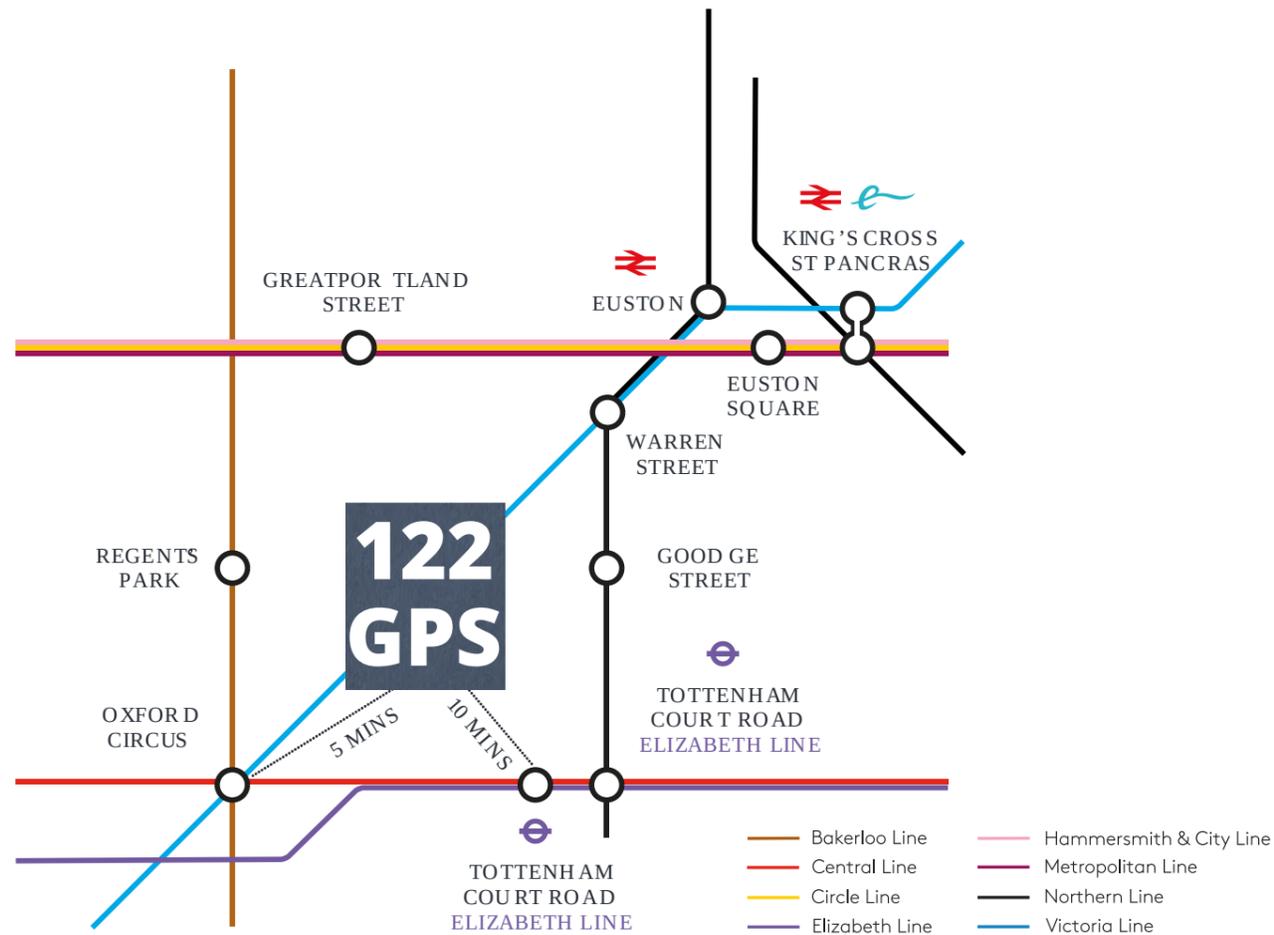
HOME OF HEALTH CARE

1. Royal Marsden
2. King Edward VII (BUPA)
3. Cleveland Clinic Outpatient Centre
4. UK Heart Clinic
5. Fortius Clinic
6. Isokinetic
7. IVI London
8. Weymouth Hospital
9. The Fetal Medical Centre
10. The London Clinic
11. ARGC Fertility
12. Moorfields Private Eye
13. One Welbeck
14. Princess Grace Hospital
15. Guy's and St Thomas' Specialist Care (Royal Brompton)
16. Harley Street Fertility Centre
17. The Harley Street Clinic
18. Mayo Clinic
19. The Portland Hospital
20. Prenuvo
21. MedNeo
22. Randox

CON NEC TED

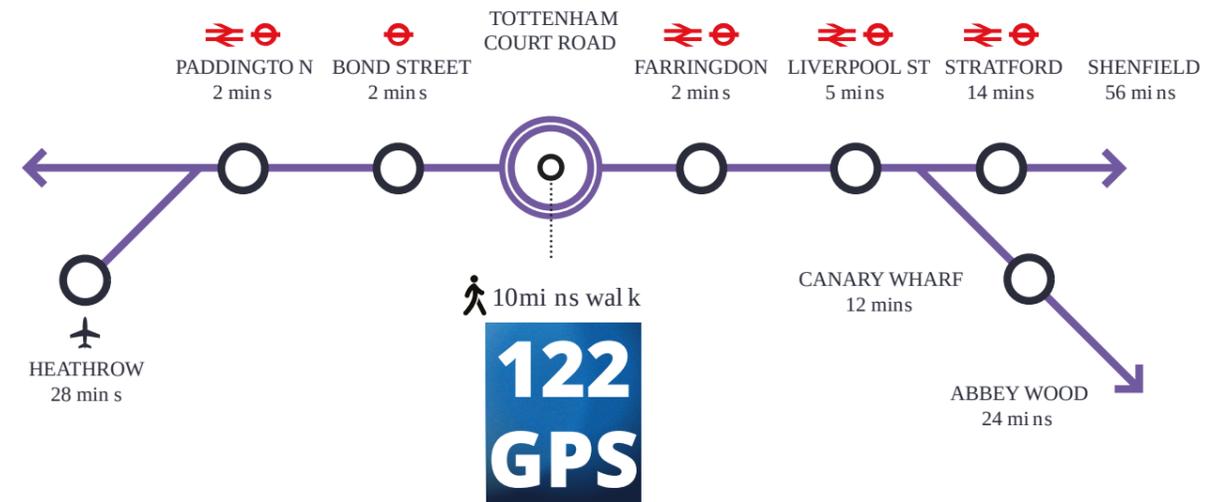
Fitzrovia's transport communications across the capital are excellent. Equidistance from the property, Oxford Circus (Central, Victoria and Bakerloo lines) and Great Portland Street (Circle, Metropolitan and Hammersmith & City) London Underground stations are both a seven minute walk.

Additional nearby stations include Tottenham Court Road (Central and Northern lines), Euston (Victoria, Northern and London Overground lines and national rail services) and Bond Street (Central and Jubilee lines), which are all within a convenient walking distance.



ELIZABETH LINE

Fitzrovia's communications will improve substantially when the Elizabeth line opens at Bond Street and Tottenham Court Road stations. The stations are undergoing major transformations to become dominant hubs to facilitate Crossrail's 225,000 daily passengers, with new entrances being opened at Dean Street (Tottenham Court Road) and Hanover Square (Bond Street).



STATION WALKING TIMES



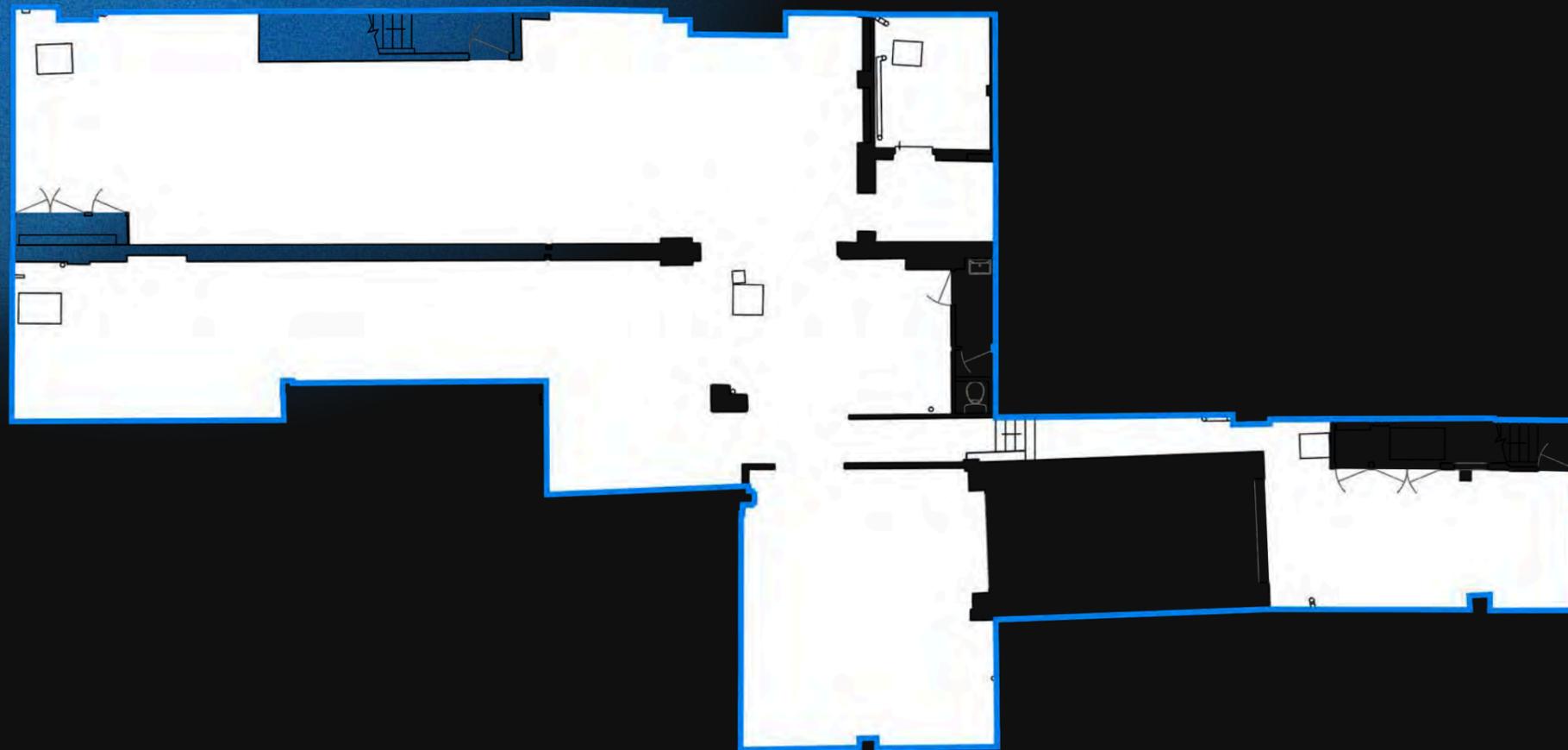
FINANCIALS

SIZE (SQ.FT.)	5,587
QUOTING/PASSING RENT (P.A.)	£250,000
ESTIMATED RATES PAYABLE (P.A.)	£127,444
BUILDING INSURANCE (P.A)	£3,500
ESTIMATED OCCUPANCY COST (P. A.)	£377,444

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

FLOOR PLANS

GREAT PORTLAND STREET

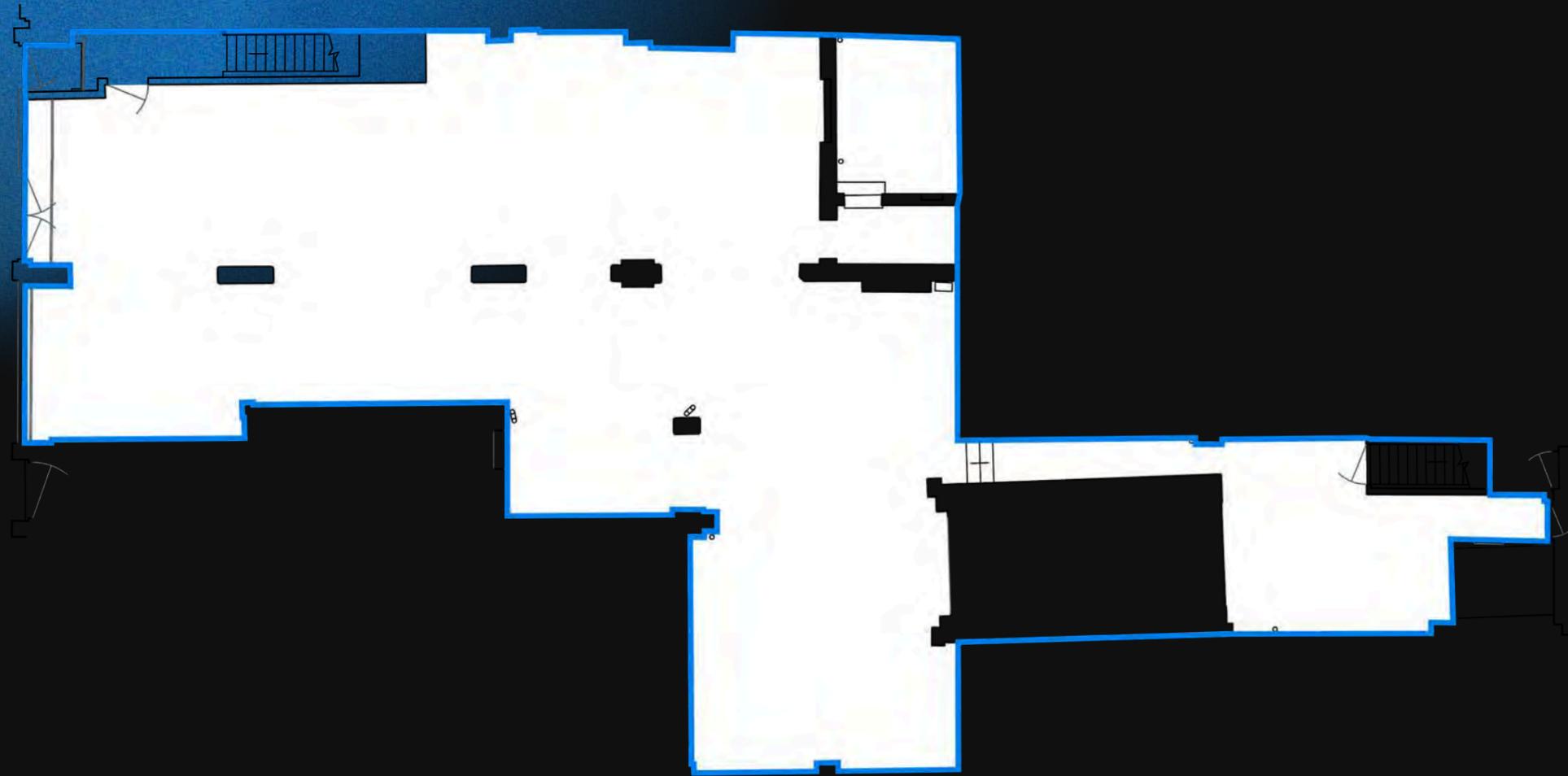


Basement Floor 2,817 sq. ft.

SCALED FLOOR PLANS AVAILABLE UPON REQUEST

FLOOR PLANS

GREAT PORTLAND STREET



Ground Floor 2,770 sq. ft.

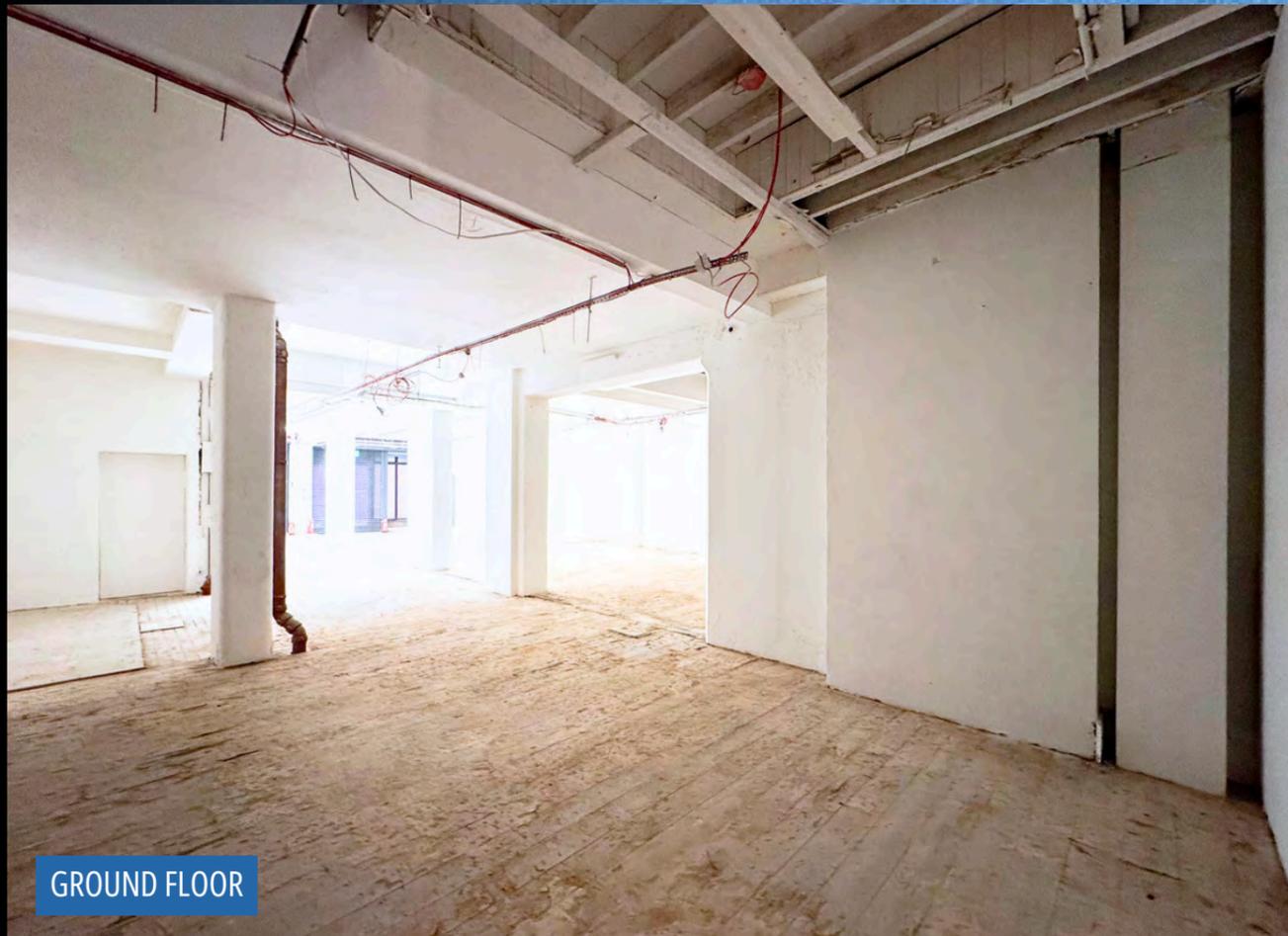
SCALED FLOOR PLANS AVAILABLE UPON REQUEST



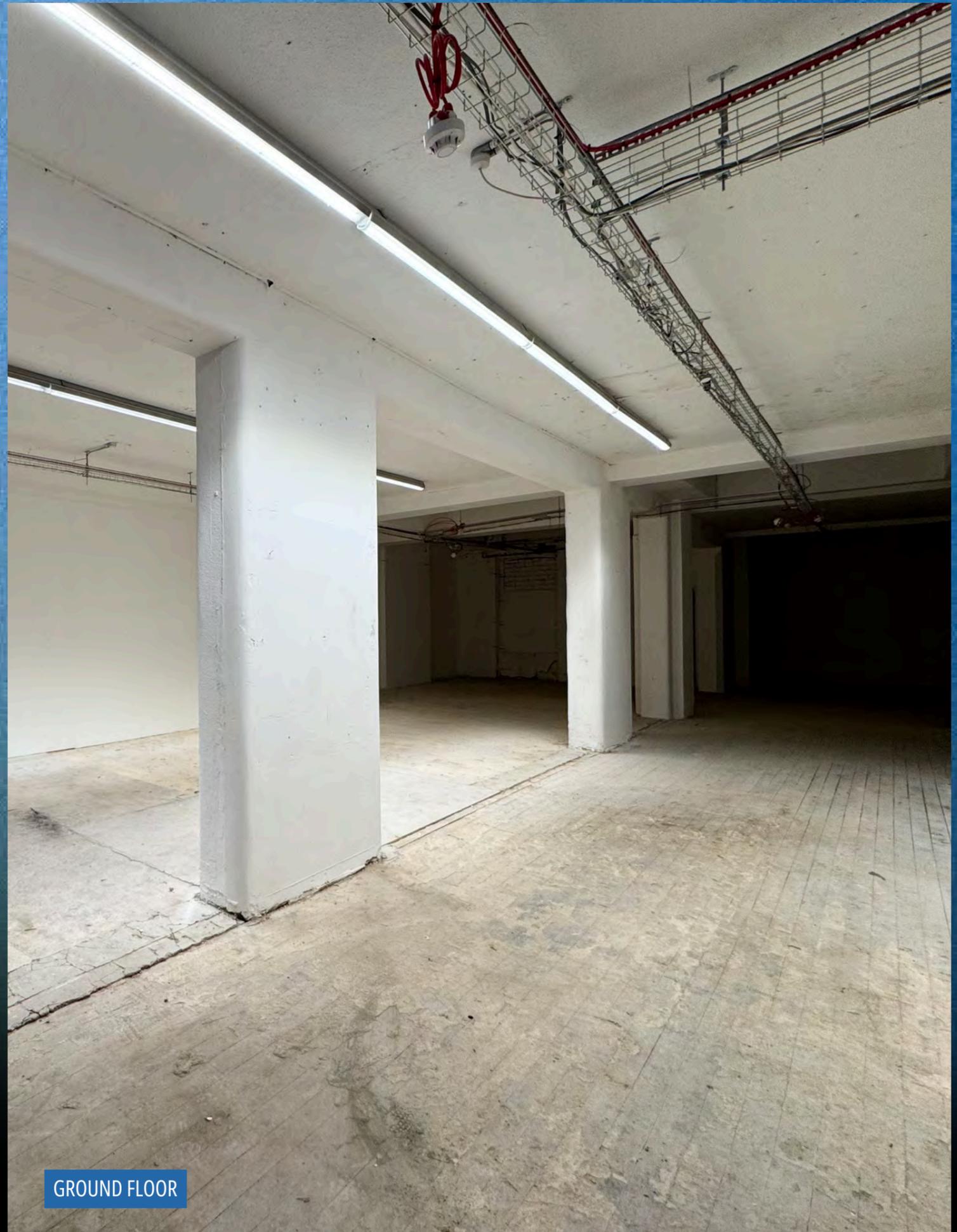
GROUND FLOR



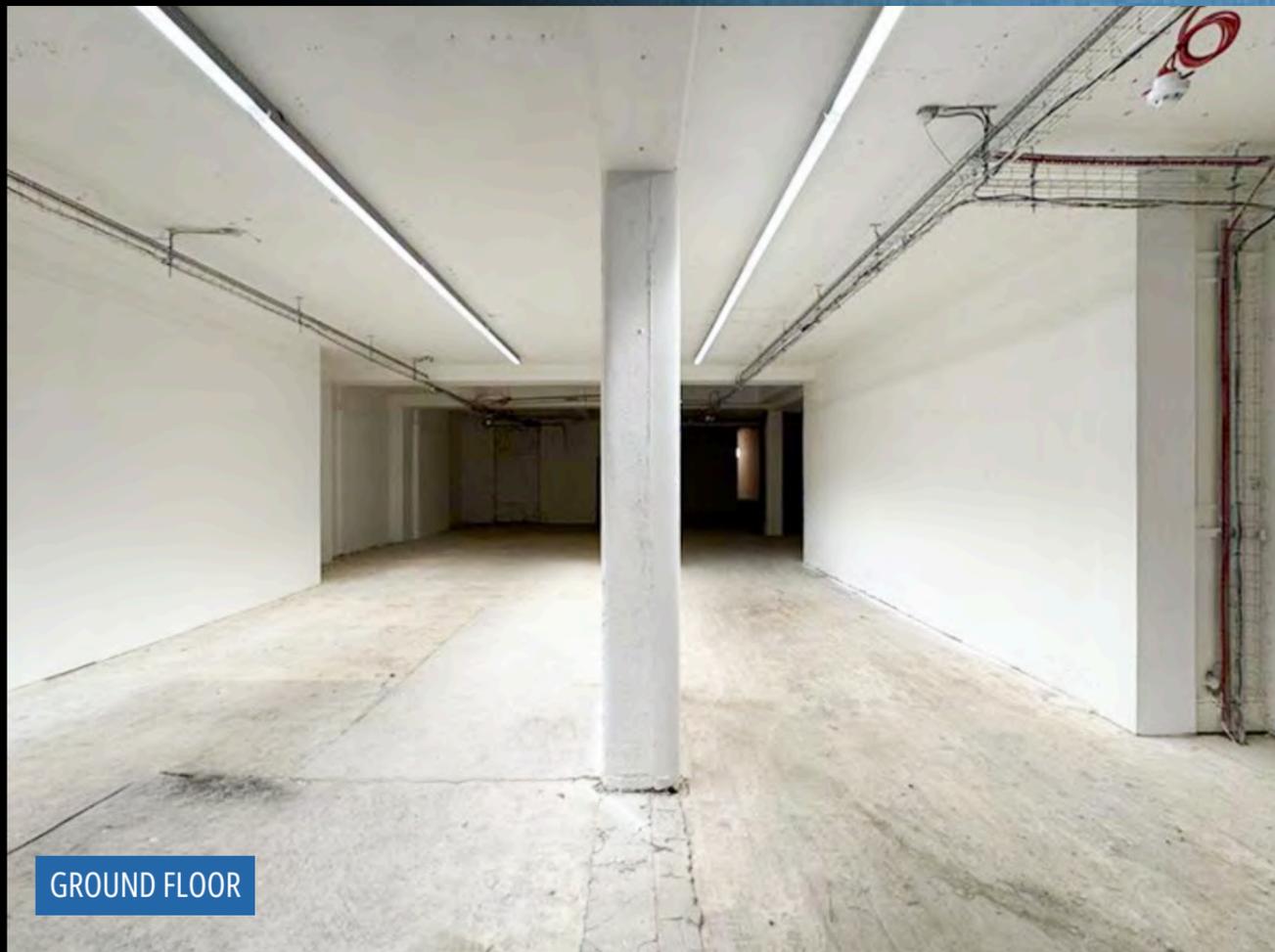
LOWER GROUND FLOOR



GROUND FLOOR



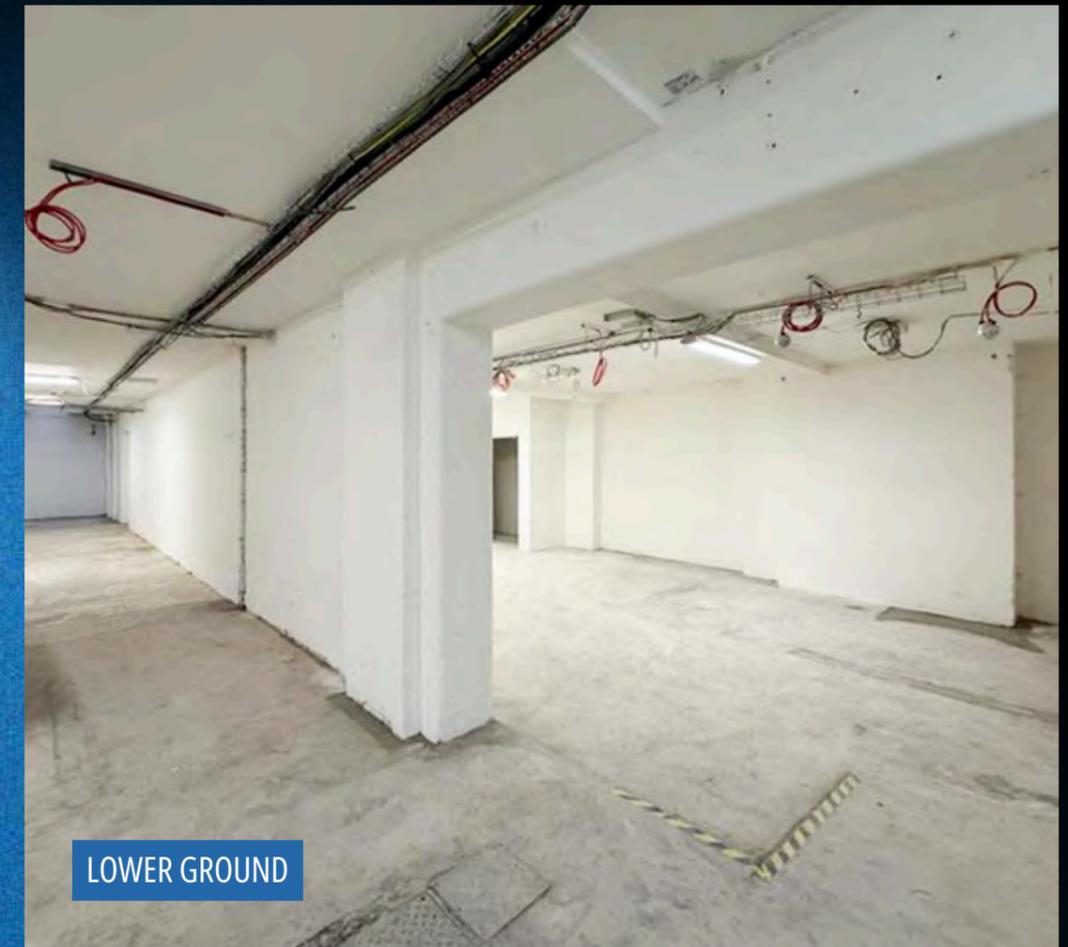
GROUND FLOOR



GROUND FLOOR



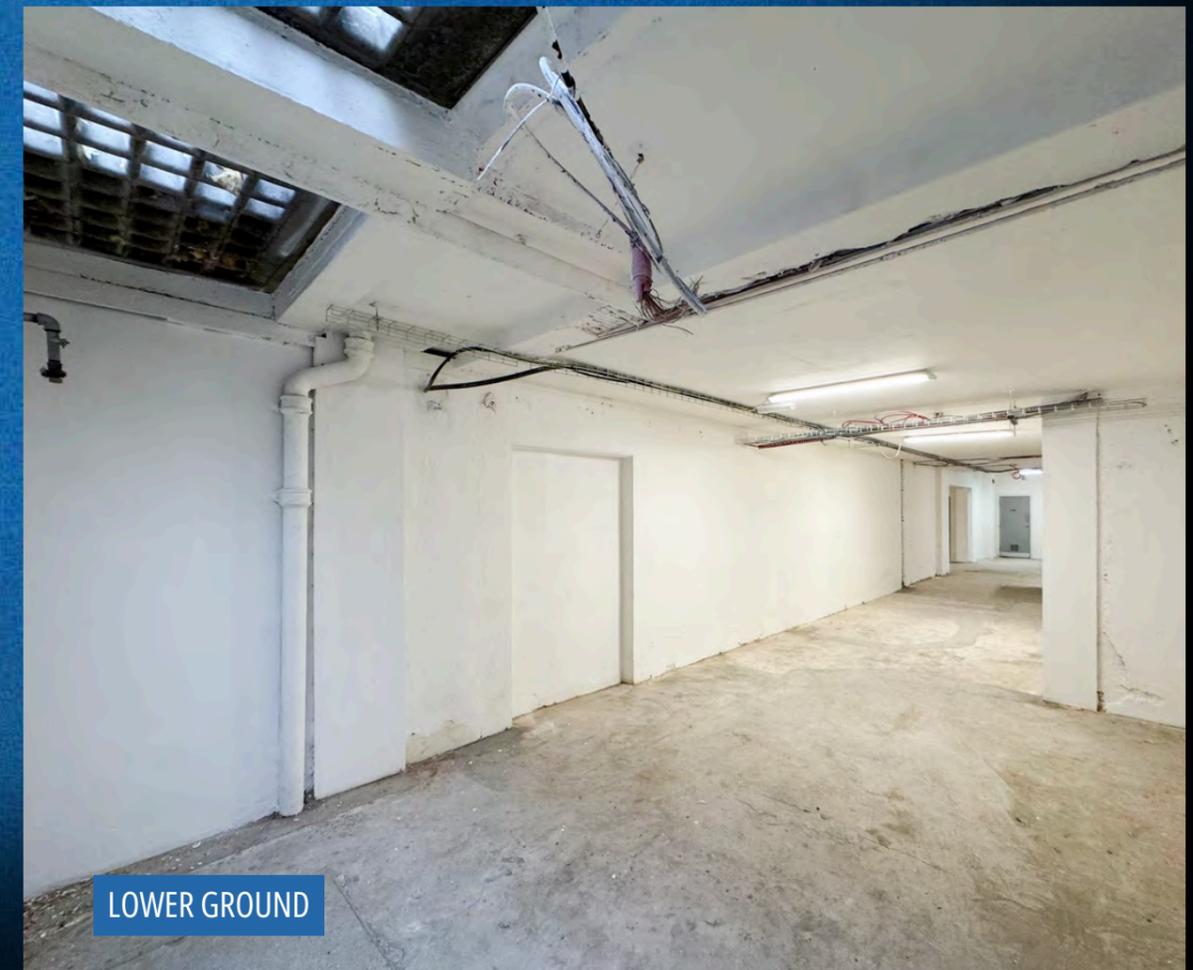
LOWER GROUND



LOWER GROUND



LOWER GROUND



LOWER GROUND

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Available on request.

VAT

TBC

EPC

53 C

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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.

