

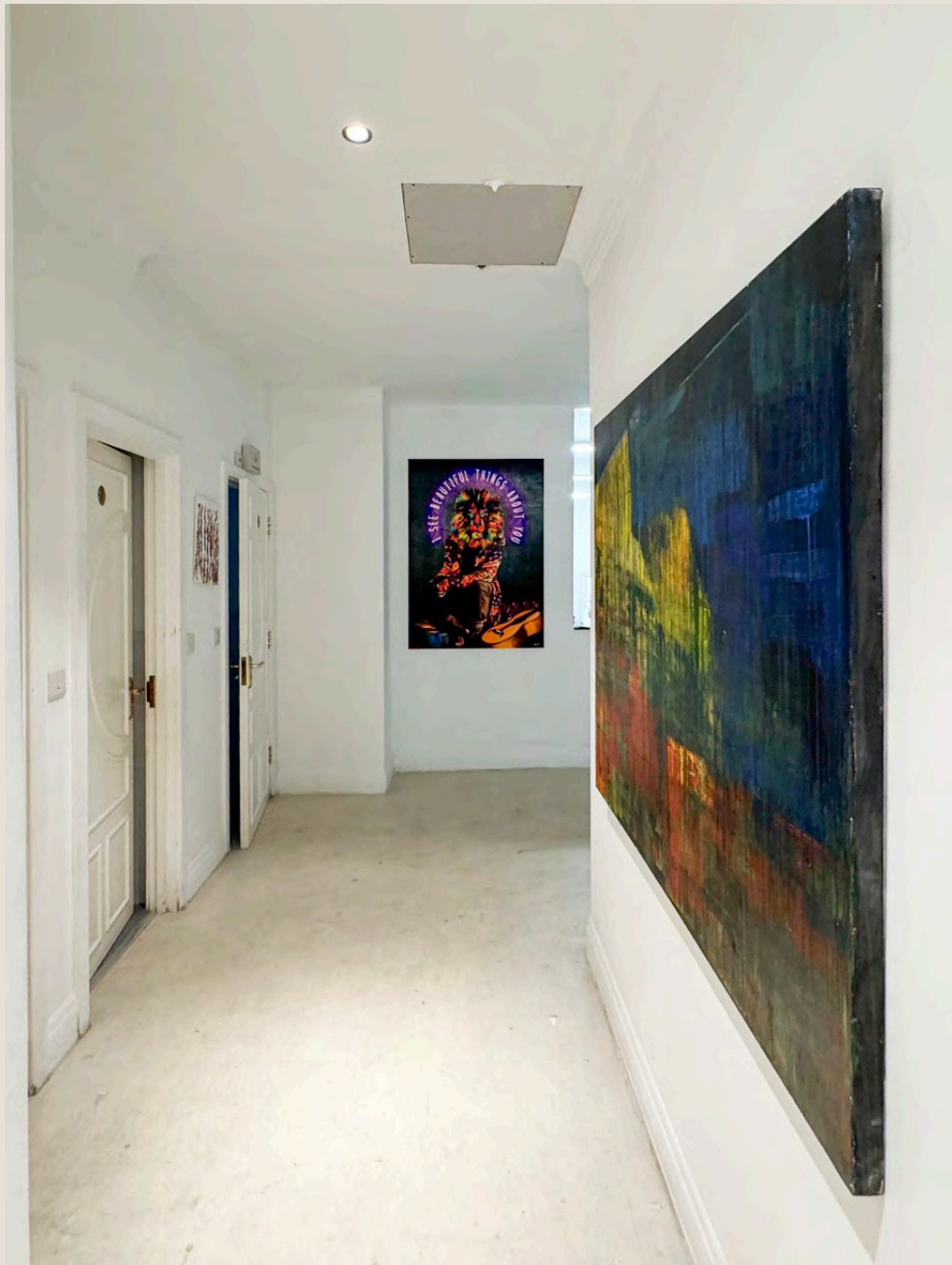


RIB

ROBERT IRVING BURNS

69 BOLSOVER STREET

LONDON, W1



**TO LET**

**SUBSTANTIAL GROUND & LOWER GROUND FLOOR PREMISES  
IN THE HEART OF FITZROVIA**

**SUITABLE FOR SHOP, SHOWROOM, OFFICES AND BUSINESS CLASS E (E) & (G)  
(i.e. Including Doctors, Clinics & Health Centres, Acupuncture Clinics etc.)**

**4,736 SQ.FT.**



## DESCRIPTION

The available accommodation is fully self-contained and comprises the part Ground and whole Lower Ground floor which has been part stripped out, previously serving as beauty treatment rooms over both floors. The lower ground floor has a staff kitchen and large staff office. There is a fibre line running into the lower ground floor and AC/air flow (not tested) system.

The premises further benefits from great ceiling height, and natural light from building core and 3 separate light domes. 2 of which are currently sealed off.

There are two separate access doors at the front.

The premises can be used for Shop, Showroom and Business Class E (e) and E (g):

e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner, (Doctors, clinics & health centres, acupuncture clinic etc.)

g) for—

(i) an office to carry out any operational or administrative functions, (Offices)

(ii) the research and development of products or processes, or

(iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. (Light Industrial)

## AMENITIES

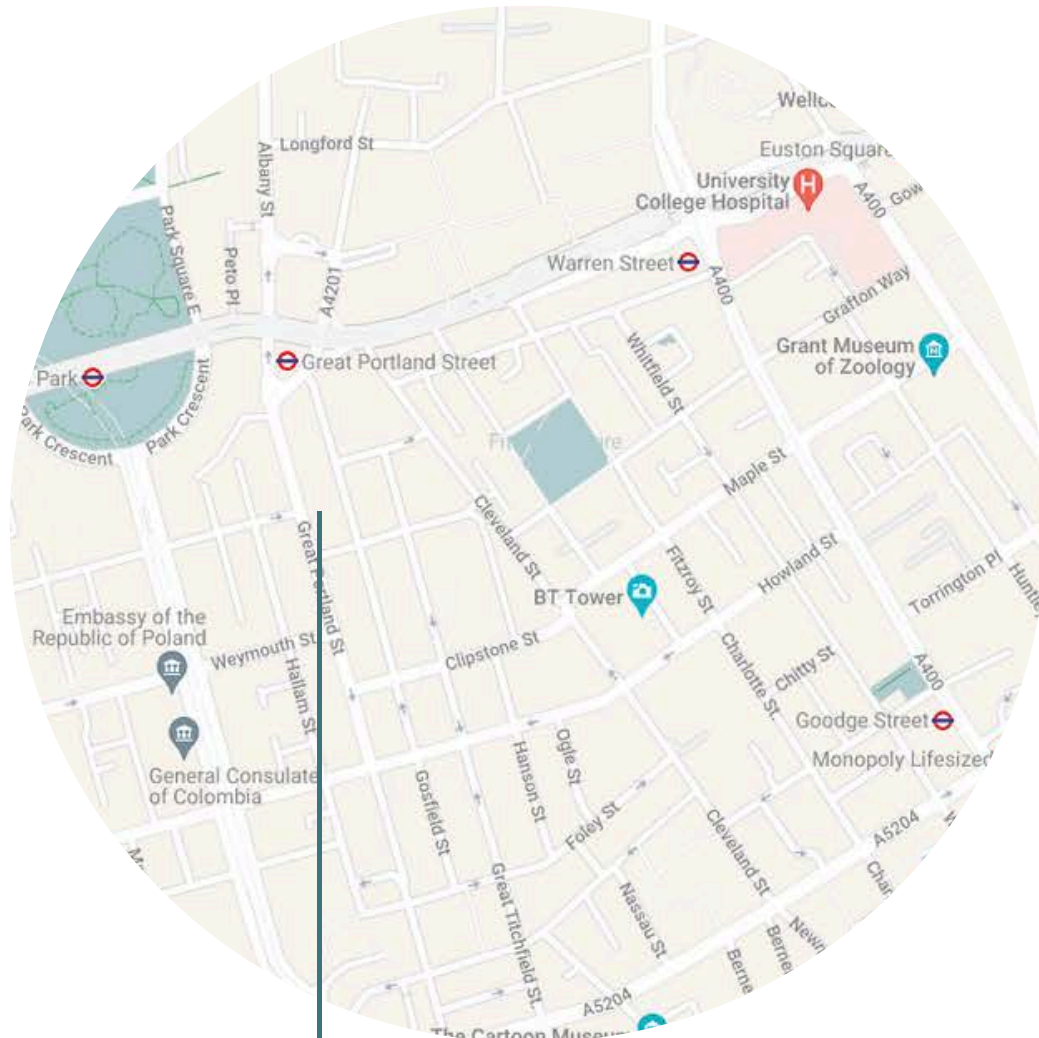
- 4.25m Ceiling Height on Ground Floor
- Max Ceiling Height 3.07 & Lowest Ceiling Height 2.3m (Lower Ground Floor)
- Prime Location
- 2 x WCs (Ground Floor Rear)
- Disabled WC (Ground Floor Rear)
- Vault Storage
- Staff Kitchen



# LOCATION.

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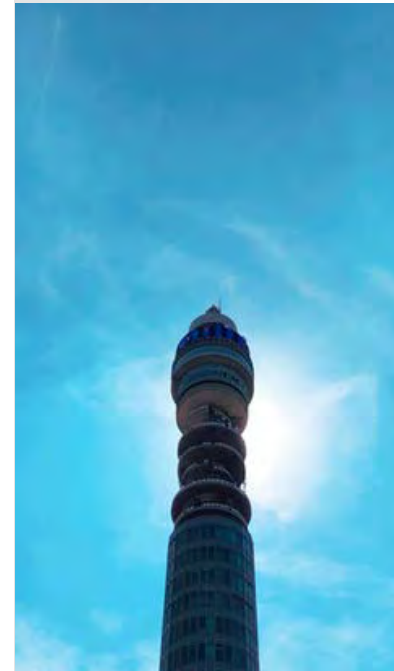
ROBERT IRVING BURNS



69 Bolsover Street

69

Bolsover Street  
W1























The building is situated on Bolsover Street within the West End hub of Fitzrovia. Famed for its restaurants, shops and leisure amenities, this district is highly sought after and synonymous with trendy, established companies. The property is closely located to Park Square and Regent's Park, perfect for a green escape when necessary.










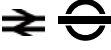





Transport links are excellent via Great Portland Street (Circle, Hammersmith and City and Metropolitan lines), Warren Street (Northern line) and Regent's Park Station (Bakerloo line) Stations. Oxford Circus (Central and Victoria lines), Euston and Kings Cross stations are also close by.

# CONNECTIONS.

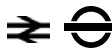


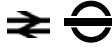


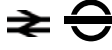


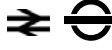


## KEY:

-  Circle
-  Hammersmith & City
-  Metropolitan Line
-  Bakerloo
-  Central
-  Victoria Line
-  Piccadilly
-  Jubilee
-  Overground
-  Avanti West Coast
-  Caledonian Sleeper
-  West Midlands Trains
-  TfL Rail
-  Elizabeth Line
-  Northern Line
-  District Line
-  Gatwick Express
-  Southern
-  Southeastern
-  Thameslink

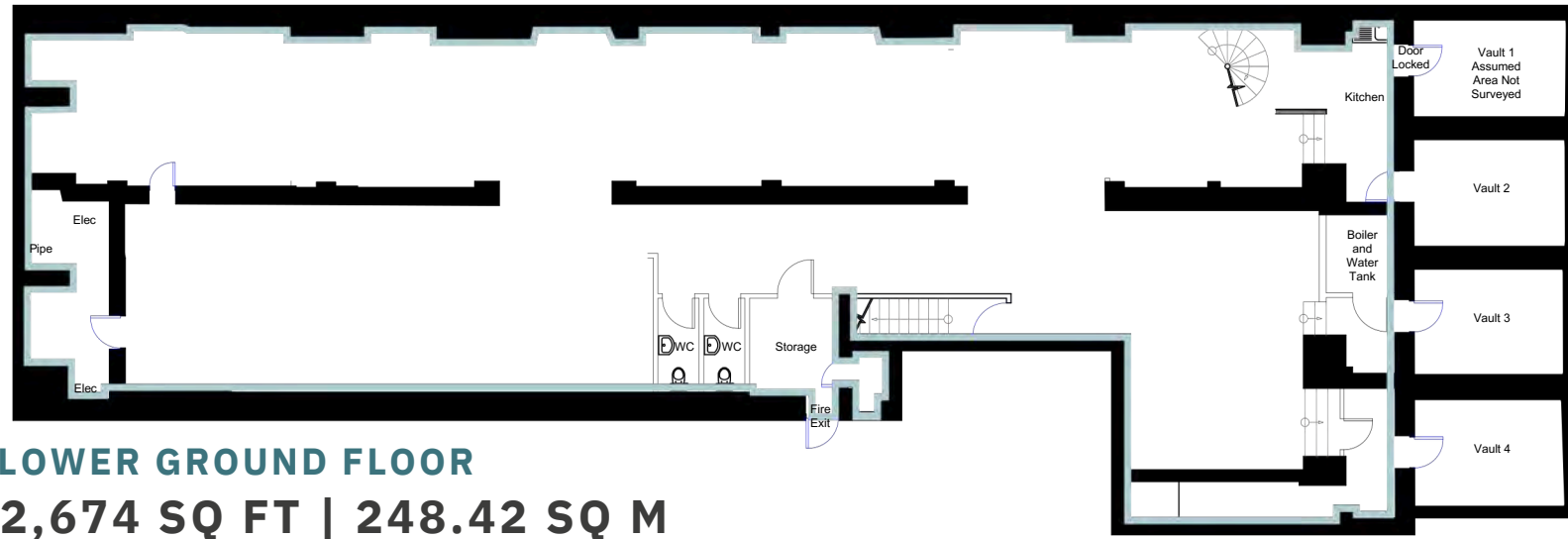
## BY WALK

- GREAT PORTLAND STREET**   
  
 2 min
- OXFORD CIRCUS**   
  
 12 min
- BAKER STREET STATION**   
  
 13 min
- LONDON EUSTON**   
  
 13 min
- TOTTENHAM COURT ROAD**   
  
 17 min

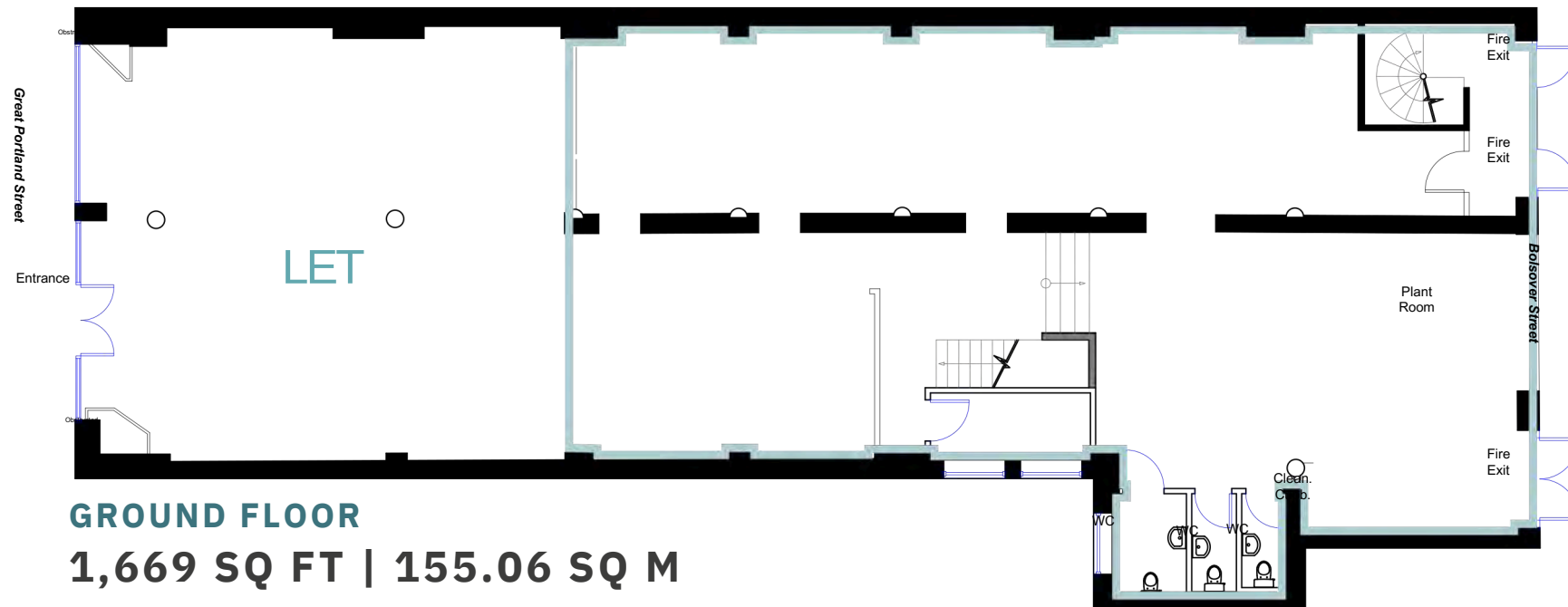
## VIA PUBLIC TRANSPORT

- KING'S CROSS**   
  
 8 min
- LIVERPOOL STREET**   
  
 16 min
- PADDINGTON**   
  
 10 min
- VICTORIA STATION**   
  
 17 min

# FLOOR PLANS.



**LOWER GROUND FLOOR**  
**2,674 SQ FT | 248.42 SQ M**



**GROUND FLOOR**  
**1,669 SQ FT | 155.06 SQ M**

Please note former partitioned layout.

# FINANCIALS.

Floor	Ground	Lower Ground	Vaults	Total
m2	155.06	248.42	36.51	439,99
ft2	1,669	2,674	393	4,736
Floor		Ground & Lower Ground		
Total Size (sq.ft.)		4,343		
Quoting Rent (p.a.) excl.		£140,000		
Service Charge		TBC		
Estimated Rates Payable (p.a.)		£67,198		
Estimated Occupancy Cost excl. (p.a.)		£207,198		

In regard to business rates 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. Please note these are NIA figures.

## 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.

## EPC

Available upon request.

## SCALE FLOOR PLANS

Available upon request.

## LEGAL COSTS

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

## POSSESSION

Upon completion of legal formalities.

## RENT

£140,000 per annum.

## VAT

The building is not elected for VAT.

### **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

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