

59 Great Titchfield Street

LONDON NW1

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

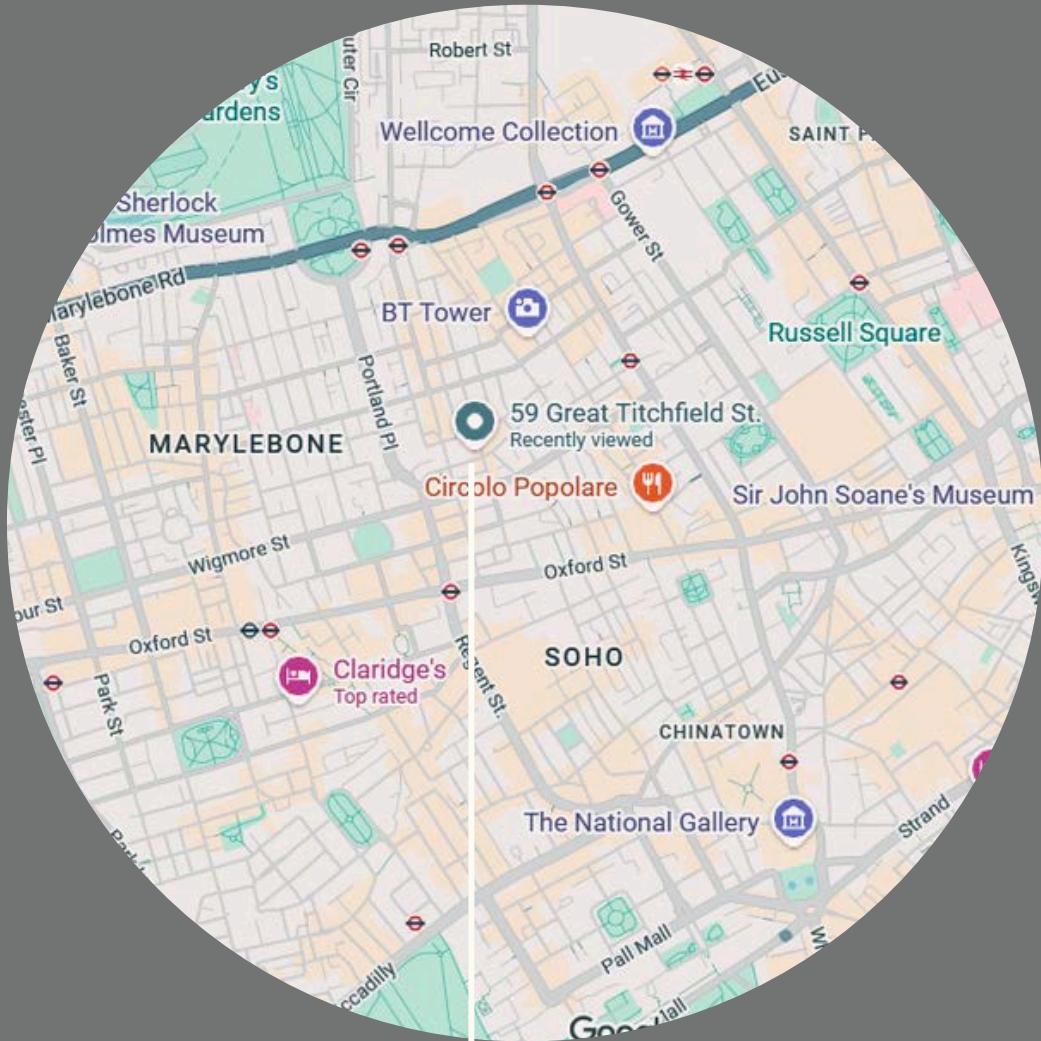
Floor	G & LG
Size (sq ft)	1,238
Quoting Rent (p.a.) excl.	£70,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£20,088
Estimated Occupancy Cost excl. (p.a.)	£90,088

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.

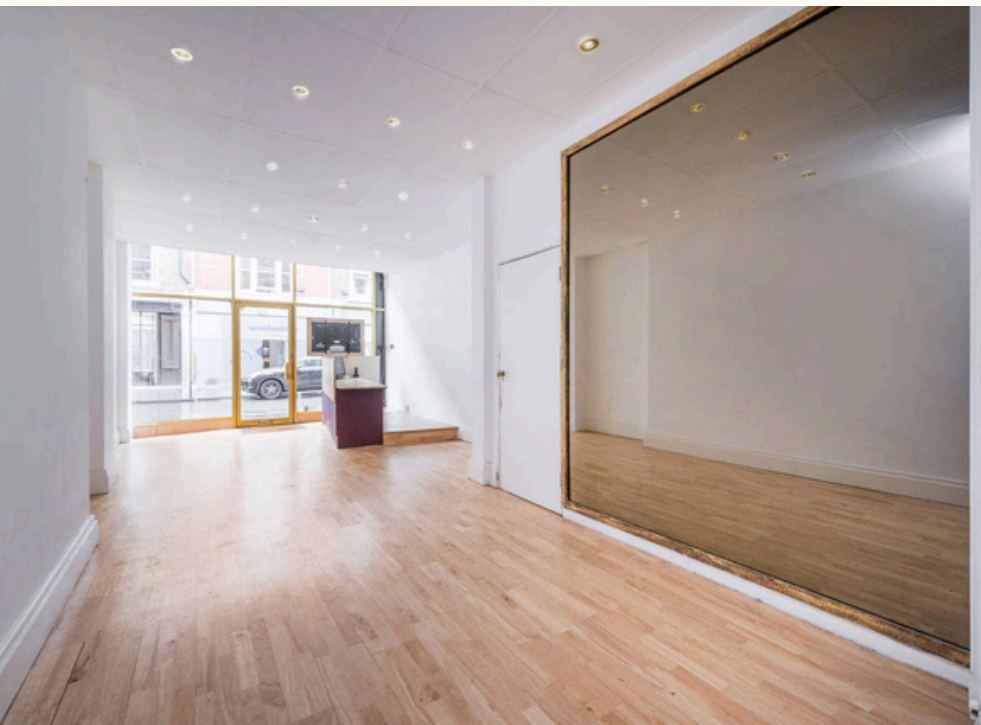
GALLERY

Existing Photos.



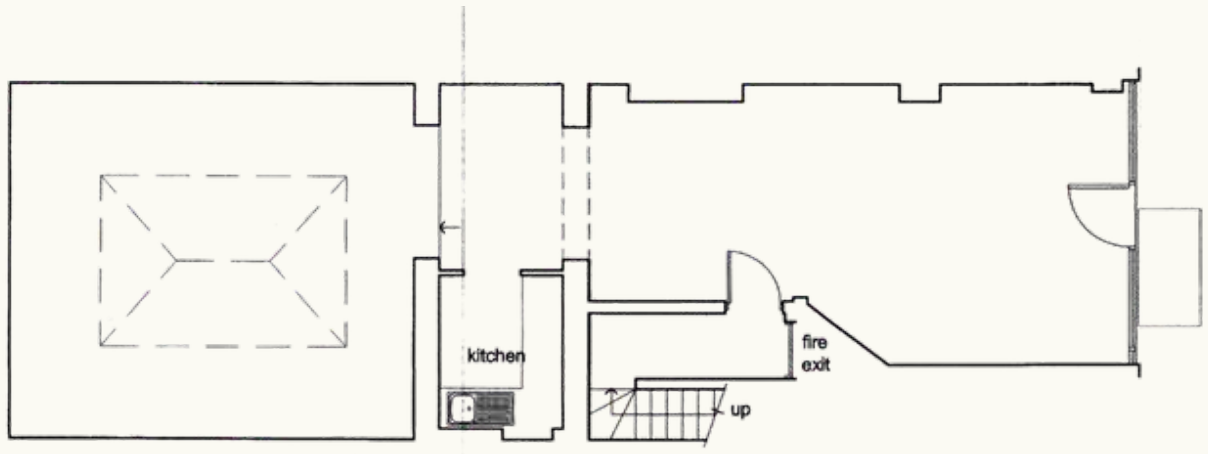
GALLERY

Former Photos - Open Plan Layout

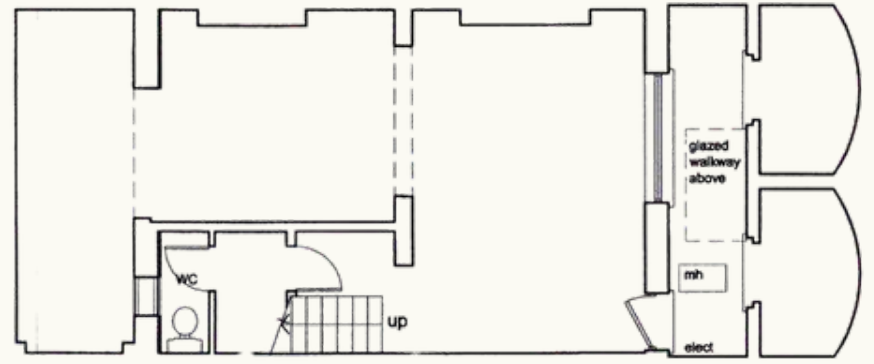


FLOOR PLANS

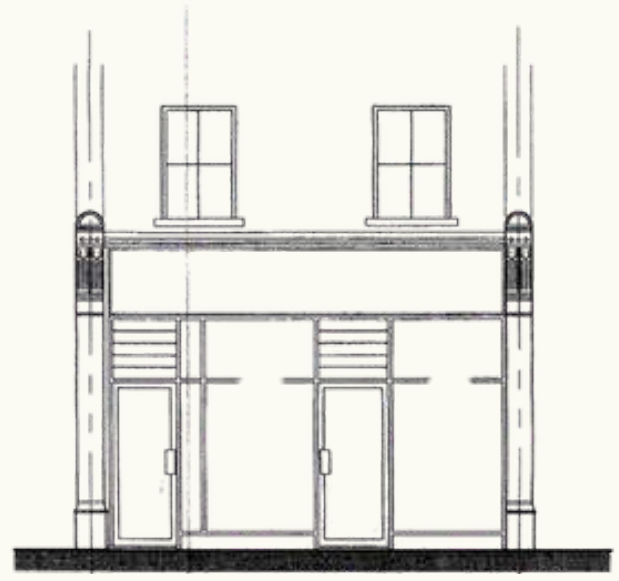
Not to scale. For indicative purposes only.



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.

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