

35
CONWAY
STREET

TO LET
The Old Fitzroy Dairy

GROUND FLOOR CORNER FRONTAGE HERITAGE PREMISES

SUITABLE FOR NEW BUSINESS CLASS E
(RETAIL, SHOWROOM, MEDICAL, LEISURE, OFFICES ETC.)

35 CONWAY STREET, LONDON W1T 6BW



DESCRIPTION

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The available accommodation is fully self-contained and arranged over ground floor. The premises has a famous history and served as a well-known dairy previously. Most recently it has been used as a well visited café.

The space benefits from fantastic natural light exposed brick fireplace and is presently fitted as a café.

The shop front and the railings are Grade II listed. The listing states that the building was constructed around 1793 with the shop front dating from 1916. It is suspected that J. Evans was one of the Welsh dairy farmers who set up shop in London.

Inside wonderful tiled pictures of a fields and cows can be seen at the counter.

AMENITIES



Fitted
Café



Corner
Frontage



Heritage
Building



Spot
Lighting



Small Prep
Kitchen



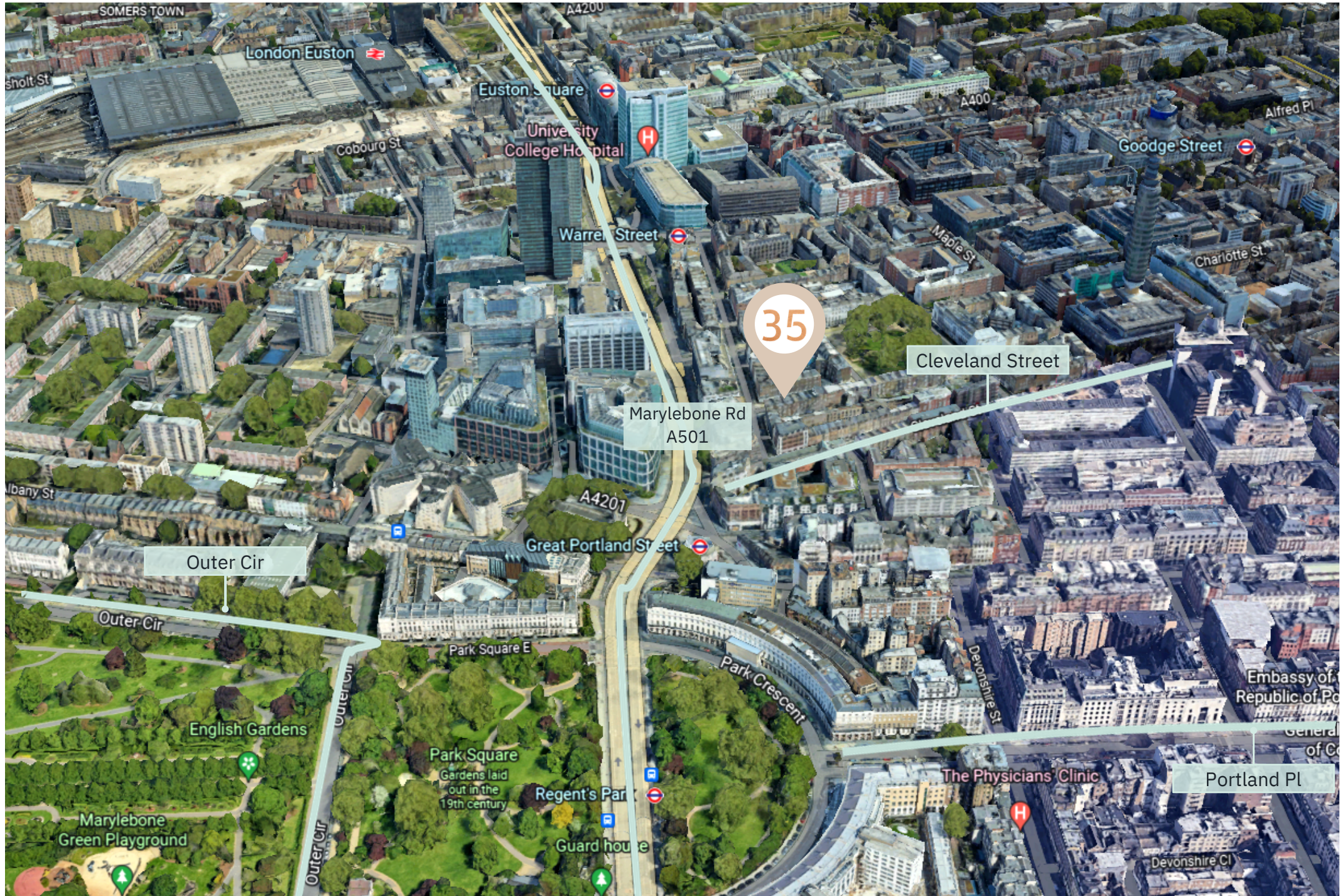
Tiled
Floor



Internal
WC

35 Conway Street





LOCATION

The building is situated on the prominent corner of Warren Street and Conway Street offering great window frontage. 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 Fitzroy Square and Regent's Park, perfect for a green escape when necessary.

Nearby multi-national retail occupiers include Pret-aManger, Wasabi, ITSU and Tesco Express amongst many others. There are also a number of conventional and serviced offices surrounding the property.

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

GREAT PORTLAND STREET

 3 min

TOTTENHAM COURT ROAD

 16 min 8 min

KING'S CROSS

 7 min

VICTORIA STATION

 12 min

BAKER STREET STATION

 15 min 5 min

OXFORD CIRCUS

 16 min 6 min

LIVERPOOL STREET

 17 min

LONDON EUSTON

 10 min 9 min

EUSTON SQUARE

 7 min 5 min

PADDINGTON

 11 min

KEY

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

FINANCIALS

Floor	Ground Floor
Total Size (sq.ft.)	389
Quoting Rent (p.a.) excl.	£40,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£9,396
Estimated Occupancy Cost excl. (p.a.)	£49,396





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.

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

CONTACTS

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The logo for Robert Irving Burns, featuring the letters 'R', 'I', and 'B' in a stylized, white, serif font. The 'I' is smaller and positioned between the 'R' and 'B'.

ROBERT IRVING BURNS

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.
April 2026

