

FITZROY
PLACE

RETAIL OPPORTUNITY

10 MORTIMER STREET



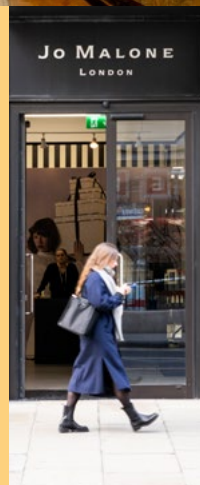
FITZROY
PLACE

LOCATION

- | | | | |
|----|-------------------------------|----|------------------------|
| 01 | Foley's | 13 | Salt Yard |
| 02 | Riding House Café | 14 | Roka |
| 03 | Meraki | 15 | Vagabond Wines |
| 04 | Elan Café | 16 | Charlotte Street Hotel |
| 05 | Rovi | 17 | Bourne & Hollingsworth |
| 06 | Mr Fogg's House of Botanicals | 18 | Lima |
| 07 | Greyhound Café | 19 | Wild Honey |
| 08 | Flesh & Buns | 20 | Hakkasan |
| 09 | Sanderson Hotel | 21 | Lantana |
| 10 | Kaffeine | 22 | Kiss The Hippo |
| 11 | The London Edition | 23 | Mortimer House |
| 12 | Berners Tavern | | |



LOCAL AREA



Fitzroy Place is an established mixed-use scheme on Mortimer Street developed in 2014. It provides two best in class office buildings of 230,000 sq ft with 20,000 sq ft of retail and restaurant space, and 289 luxury apartments set around a public square. It is home to several significant office occupiers including Estee Lauder's European HQ, and also the Grade II listed Fitzrovia Chapel.

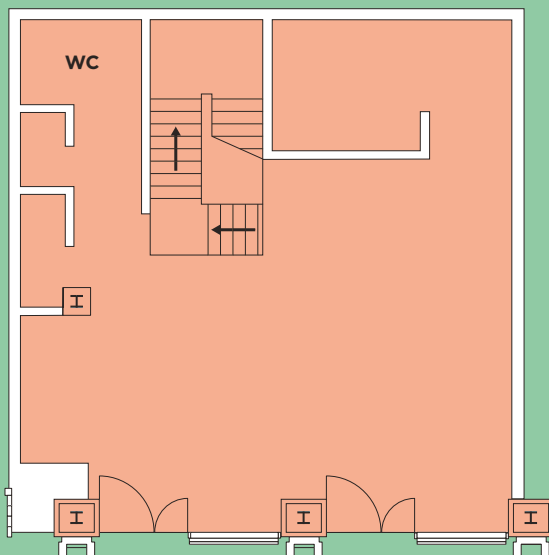
Fitzrovia is one of London's most prominent and well-connected submarkets attracting a mix of independent retailers, fine dining, luxury hotels including Charlotte Street Hotel, Roka and Foley's.

Fitzroy Place is in the heart of Fitzrovia surrounded by local, national and international transport links including the Elizabeth line. Nearby occupiers include Jo Malone, Kiss the Hippo, Greyhound Café, Salt Yard, Mr Fogg's, Flesh & Buns, and Mortimer House.



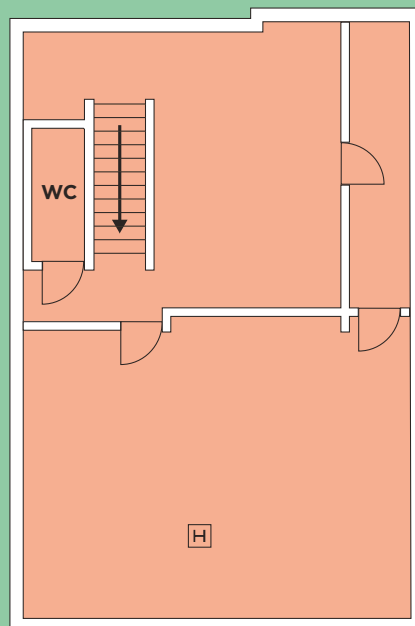
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10 Mortimer Street is a double fronted retail unit on Mortimer Street, arranged over ground and basement floors. The basement is potentially tradeable, and there is potential for outdoor seating. The unit provides the following approximate areas:



GROUND FLOOR
1,078 SQ FT (GIA)

EXTERNAL SEATING
12 COVERS



LOWER GROUND FLOOR
905 SQ FT (GIA)



DETAILS

RENT On Application.

EPC 30 (B)

SERVICE £ 8,660 per annum for 2023.

LEGAL COSTS Each party to be responsible for their own legal costs incurred in this transaction.

LEASE A new lease is available for a term to be agreed, outside the Act.

RATES We have been informed by Westminster Council of the following:

Rateable Value:
£76,500
Rates Payable
(0.512): £39,162

Interested parties are advised to make their own enquiries with Westminster Council.

CONTACT



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