



2 Eastbourne Terrace, London, W2 6LG

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42- 44 GREAT TITCHFIELD STREET, FITZROVIA, LONDON, W1

DOUBLE FRONTAGE A1 RETAIL/ B1 SHOWROOM TO LET PRIME FITZROVIA LOCATION



LOCATION

The property is located in the heart of Fitzrovia on Great Titchfield Street. Nearby occupiers include The Riding House Cafe, Joe & The Juice and Toni & Guy. Oxford Street tube station is about 5 minutes walk

USE

A1- RETAIL/ B1 SHOWROOM

ACCOMMODATION

Ground Floor- 772 sq ft
Basement- 1,066 sq ft
Total- 1,838 sq ft

RENT

Quoting rent **£60,000 per annum** exclusive of rates, service charge, insurance and VAT (if applicable)

Whilst every care is taken in the preparation of these particulars LT Property Consultancy and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. LT Property Consultancy is the trading name of LT Property Consultancy Ltd, registered in England and Wales No. 08673288



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LEASE TERM

New Lease for the term to be agreed

RATES

Rateable value (2018) £60,000

Rates Payable (2018) £29,580

Interested parties are advised to make their own enquiries with the local authority

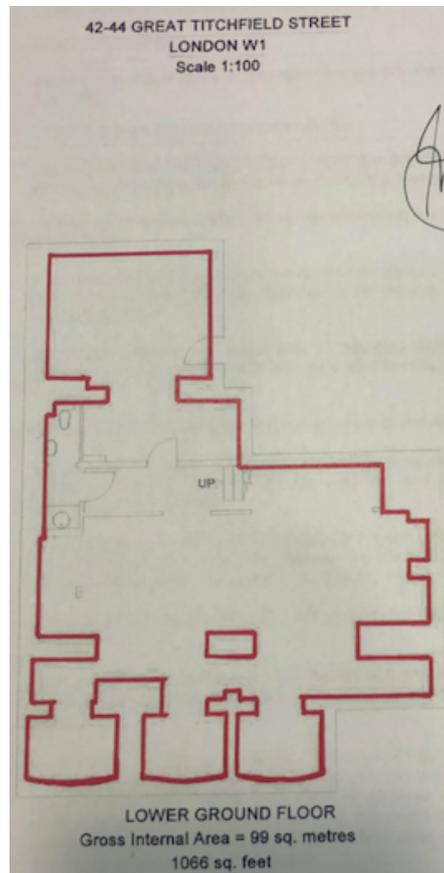
LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC

The property has an EPC rating C (69). Full EPC is available on request

FLOOR PLAN



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