SHOP TO LET

74 Mortimer Street
London, W1







RETAIL THAT CONNECTS WITH THE CAPITAL'S PULSE

Mortimer Street just off Regent Street and in the heart of Fitzrovia's prominent wellness district.

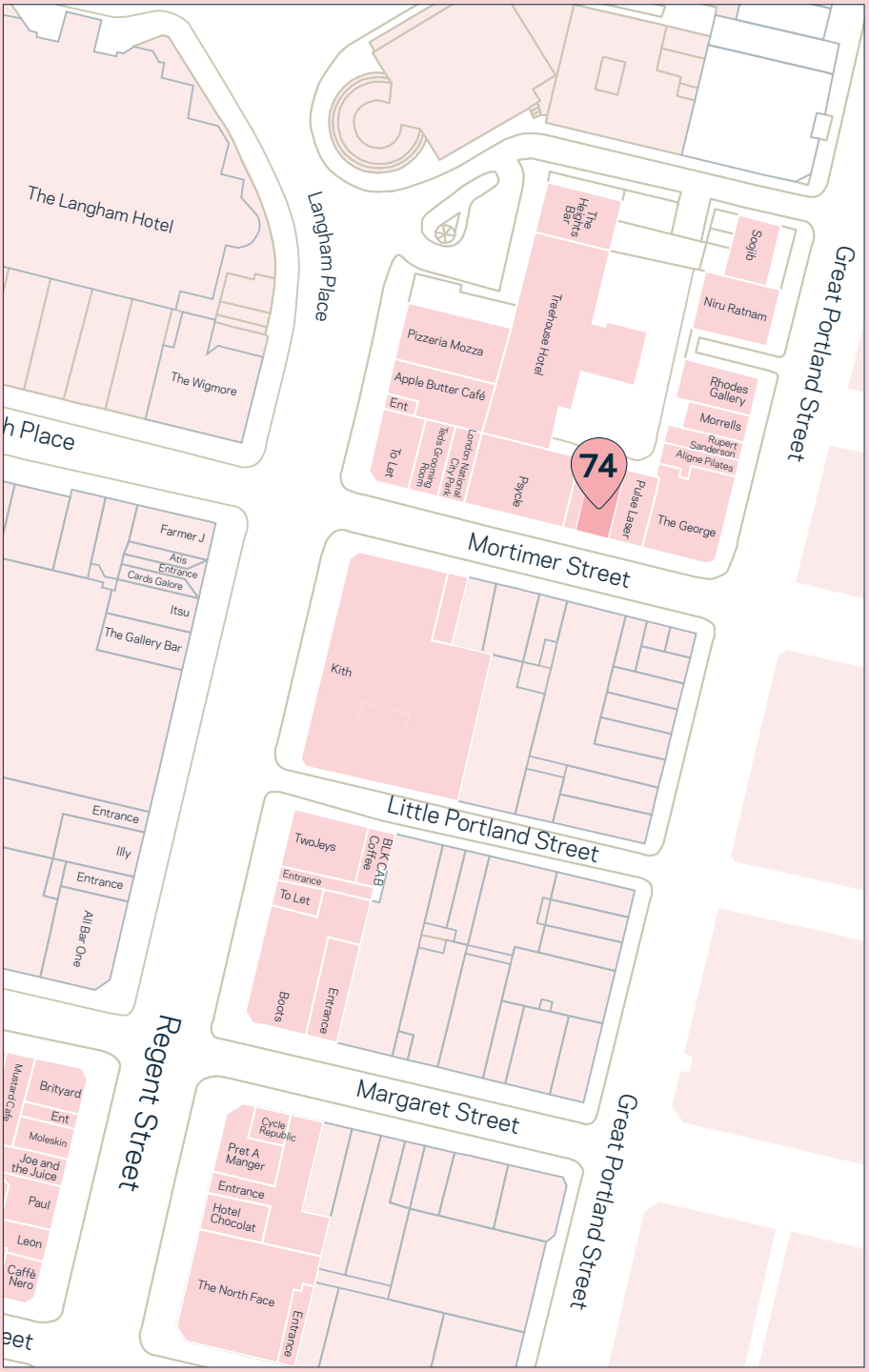
The location benefits from a vibrant mix of office workers, students, tourists and local residents, creating a dynamic and diverse environment.

Existing brands in the immediate area includes Kith's 18,000 sq ft flagship, TwoJeys, BLK Cab, Clutch Cafe, Margaret Howell and Rupert Sanderson.

Mortimer Street also benefits from its proximity to the BBC, The Langham Hotel, The Treehouse Hotel and the University of Westminster.

Fitzrovia is also one of London's best spots for food and drink, with acclaimed names like Riding House Café, Meraki, Kaffeine, Sergio's, The George and Caravan just around the corner, making 74 Mortimer Street perfectly placed for work, life and everything in between.





LOCATION

Mortimer Street is very well connected; Oxford Circus Station – 5 min walk (0.3 miles), Goodge Street Station – 7 min walk (0.4 miles), Great Portland Street Station – 8 min walk (0.4 miles) and Tottenham Court Road Station – 10 min walk (0.5 miles).

ACCOMMODATION

The shop is arranged over the ground floor and basement and provides the following approximate net internal floor areas:

Ground floor	851 sq ft	79 sq m
Basement	894 sq ft	83 sq m
Total	**1,745 sq ft**	**162 sq m**

QUOTING RENT

Subject to contract, rental offers are invited in the region of £120,000 per annum exclusive of rates, service charge, insurance, VAT (if applicable) and all other outgoings.

TENURE

The shop is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed subject to vacant possession. In accordance with other lettings on the estate, the lease will be contracted outside of the security of tenure and compensations provisions of the Landlord & Tenant Act 1954 Part II (as amended).

SERVICE CHARGE AND INSURANCE

The service charge for the current financial year is estimated at £2,250 per annum and the insurance is £912.61.

BUSINESS RATES

We are advised by the local authority the rates have been assessed as follows:

Rateable value	£59,000
UBR	0.45p
Rates payable	£26,550

Interested parties are advised to verify the above with the local authority.

TIMING

The premises are available subject to securing vacant possession.

EPC

The premises have an EPC rating of D-83.

LEGAL COSTS

Each party is responsible for its own costs incurred in connection with this letting.

For further information contact

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Leasing on behalf of:

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