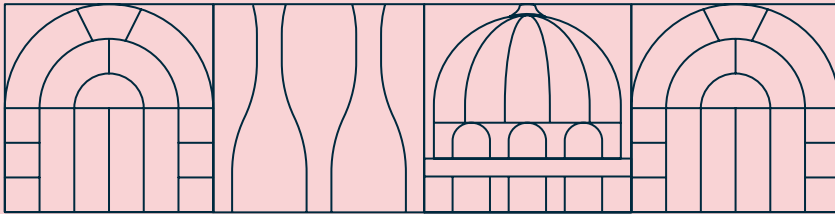


SHOP TO LET

59 Great Portland Street,
London



AN ENVIABLE RETAIL POSITION IN THE HEART OF CENTRAL LONDON

Great Portland Street is positioned off Regent Street and just 5 minutes from Oxford Street. Situated in the heart of Fitzrovia, the area benefits from a dense office population driven by The BBC. There is additionally a strong tourist density with The Langham Hotel and The Treehouse Hotel close by and strong student population as a result of the University of Westminster and London College of Fashion. The area has a distinct community feel and welcomes independents and exciting brands to the neighbourhood.

With a cohesive focus surrounding amenity and wellbeing, new neighbours include Rupert Sanderson, Rhodes Gallery and Niru Ratnam. Immediate occupiers to the area include Psyche, DryBy, Townhouse Nails, F45 and Velorution. Fitzrovia is known also for its strong F&B offering, with names including Riding House Café, Meraki, Kaffeine, Sergio's, The George and Caravan.



LOCATION

Great Portland Street is very well connected; Oxford Circus (0.2 miles), Goodge Street Station (0.4 miles) and Great Portland Street Station (0.4 miles)..



ACCOMMODATION

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

Ground Floor	590 sq ft	54.8 sq m
Basement	560 sq ft	52.0 sq m
Total	1,150 sq ft	106.8 sq m

QUOTING RENT

Subject to contract, rental offers are invited in the region of £60,000 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. 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 & INSURANCE

The service charge for the current financial year is estimated at £5,500 per annum and the insurance is £500 per annum.

BUSINESS RATES

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

Rateable Value	£30,000
UBR	49.9p
Rates Payable	£14,970

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

TIMING

The premises are available immediately.

EPC

The premises have an EPC rating of D.

LEGAL COSTS

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

For further information contact



Charlie Mallinson
Charlie.Mallinson@cushwake.com
+44 (0) 7741 094 465

Natalie Lintott
Natalie.lintott@cushwake.com
+44 (0) 7793 808 875



Olivia Church
Ochurch@klm-re.com
+44 (0) 7557 360 449

Freya Pearce
Fpearce@klm-re.com
+44 (0) 7881 295 761

Cushman and Wakefield and KLM act for themselves and for The Crown Estate, whose agents they are, give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers, lessees or third parties and do not constitute, nor constitute part of, an offer or contract; 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser, lessee or third party should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) no person in the employment of Cushman and Wakefield and KLM has any authority to make or give any representations or warranty whatever in relation to this property or the particulars, nor enter into any contract relating to the property on behalf of Cushman and Wakefield and KLM nor any contract on behalf of the vendors; and 4) no responsibility can be accepted for any expenses incurred by intending purchasers, lessees or third parties in inspecting properties which have been sold or withdrawn. June 2024.

Leasing on behalf of



thecrownestate.co.uk