

# Fitzrovia, London W1W

## 38 Eastcastle Street

Class E Opportunity – Subject to Vacant Possession



### Location

The subject property is well-located on Eastcastle Street, in close proximity to Oxford Street and Oxford Circus underground station.

The locality consists of a significant office population, along with substantial tourist footfall and an eclectic retail/F&B offer.

Located adjacent to ITSU and opposite Ole & Steen, other nearby occupiers include Gibson Guitars, Pret A Manger, Yalla Yalla, Honest Burger and Carmel.

### Demise

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

|                       |                    |                    |
|-----------------------|--------------------|--------------------|
| <b>Ground Floor</b>   | 1,385 sq ft        | 128.67 sq m        |
| <b>Basement Sales</b> | 1,253 sq ft        | 116.40 sq m        |
| <b>Total</b>          | <b>2,638 sq ft</b> | <b>245.07 sq m</b> |

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### Rent

Upon application.

### Rates

|                       |              |
|-----------------------|--------------|
| <b>Rateable Value</b> | £79,500      |
| <b>Rates Payable</b>  | £44,997 p.a. |

Interested parties are advised to make their own enquiries through Westminster City Council on 020 7641 6000.

### EPC

Available upon request.

### Service Charge

Available upon request.

For further information or to arrange a viewing please contact:

**forge**

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