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:

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

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

| Rateable Value | £79,500 |
|----------------|--------------|
| Rates Payable | £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:

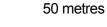
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London West End







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