

DAVISON TILNEY

Property Consultants | Chartered Surveyors | Estate Agents

44 GOODGE ST LONDON W1T 2NR A1 SHOP TO LET



LOCATION

This prominent shop is located on the north side of Goodge Street at Charlotte Street, on the north west corner. Arguably the retail and restaurant heart of Fitzrovia.

Goodge Street (Northern Line), Tottenham Court Road (Elizabeth Line (scheduled for launching Summer 2021), Central and Northern Lines) and Warren Street (Piccadilly and Northern Line) underground stations are all within an easy walk. There are five bus routes (24, 134, 29, 390 and 73) on Tottenham Court Road.

Please note new office address:

78 York Street London W1H 1DP

PLEASE READ CAREFULLY THE IMPORTANT NOTES PRINTED OVERLEAF

020 7009 2059 | 58 Paddington Street London W1U 4JA

ACCOMMODATION

The shop is arranged over ground floor and trading basement comprising the following approximate areas:

Ground	642 sq ft	59.66 m ²
Basement	<u>751 sq ft</u>	<u>69.76 m²</u>
TOTAL	1,393 sq ft	129.42 m ²

TERMS

RENT £99,000 per annum exclusive

LEASE For a term direct from the Freeholder by agreement, on internal repairing terms with a full recovery service charge and rent review at the fifth year.

INFORMATION

RV Shop and premises - £67,000 UBR 2021/2022 49.9p/£
(current COVID 19 rate holiday expires 31 March 2021.

LEGAL COSTS Each party to be responsible for its own legal costs

EPC Available for inspection

INSPECTION

by arrangement with the sole letting agent:

DAVISON TILNEY

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