

# M A P L E + M I D F O R D

FITZROVIA

London W1 - 4-8 Maple Street

SHOP TO LET

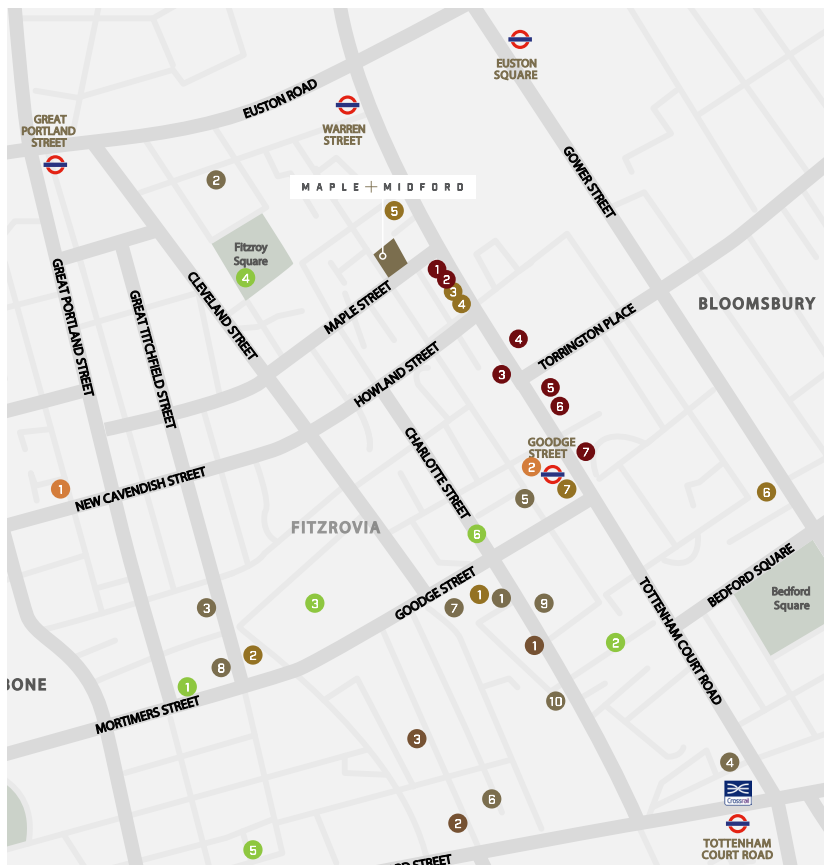


**Well Positioned Fitzrovia Retail Unit**

**Potential For Outside Seating**

**Would Suit A1 Food**

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## SHOPPING & LIFESTYLE

- 1 Space NK
- 2 Joy
- 3 Natuzzi Furniture
- 4 Highly Sprung Furniture
- 5 Habitat
- 6 Heal's
- 7 Dwell

## RESTAURANTS

- 1 Roka
- 2 Honey & Co
- 3 Mac & Wild
- 4 Hakkasan
- 5 Dabbous
- 6 Berners Tavern
- 7 Dickie Fitz
- 8 The Riding House Café
- 9 The Ninth
- 10 Lima

## CAFES

- 1 Lantana
- 2 Kaffeine
- 3 Itsu
- 4 Leon
- 5 TAP Coffee
- 6 Store St Espresso
- 7 Pret

## HOTELS

- 1 Charlotte Street Hotel
- 2 The London EDITION
- 3 Sanderson Hotel

## GYMS & SPAS

- 1 Psyche
- 2 Good Vibes

## BOUQUETTE STREETS

- 1 Mortimer Street
- 2 Percy Street
- 3 Pearson Square
- 4 Fitzroy Square Garden
- 5 Market Place
- 6 Charlotte Street

## LOCATION

The shop is located just off Tottenham Court Road in the exciting and vibrant area of Fitzrovia, in close proximity to Goodge Street, and Warren Street underground stations. Nearby occupiers include Ca'puccio, Leon, Space NK, Itsu and Pret A Manger.

## ACCOMMODATION

Forming part ground floor of a 18,500 sq ft office building, the premises are to be arranged over ground floor only comprising the following approximate net internal floor areas and dimensions:

Internal Width	11.1m	36'5"
Shop Depth	8.4m	27'6"
Ground Floor	100 sq m	1,076 sq ft

For further information please contact one of the joint agents:



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## TENURE

The property is available by way of a new effectively FR&I lease contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, subject to 5 yearly upward only rent reviews.

## RENT

Offers in excess of £75,000 per annum exclusive of rates, service charge and VAT (if applicable).

## USE

The property benefits from A1 Use of the Town & Country Planning (Use Classes) Order 1987.

## RATES

Prospective Tenants are advised to confirm any rating liability directly with the Local Authority.

## SPECIFICATION

To be handed over in shell condition with capped off services and a fully glazed shop front.

## EPC

An EPC certificate is available on completion of building works.

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