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# FITZROVIA

67 CHARLOTTE STREET

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W1



RESTAURANT OPPORTUNITY  
WITH RESIDENTIAL UPPER PARTS

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## LOCATION

Charlotte Street is located in the heart of Fitzrovia and is a location well known for its established bars and restaurants. The subject premises are located on the west side of the Charlotte Street between the intersections with Goodge Street to the south and Tottenham Street to the north. Nearby operators include Gaucho, Icco Pizza, The Queen Charlotte, Bubbledogs, Jova and Kazu.

## ACCOMMODATION

The building comprises five floors arranged as a restaurant over the ground, lower ground and basement with the first, second and third floors being a self-contained residential flat. The flat comprises seven rooms and in its current arrangement provides three bedrooms and a roof terrace. The gross internal floor areas are set out below:

### Restaurant

Ground Floor	1,020 sq ft
Lower Ground Floor	350 sq ft
Basement	960 sq ft
<b>Total</b>	<b>2,330 sq ft</b>

### Residential

First Floor	573 sq ft
Second Floor	581 sq ft
Third Floor	522 sq ft
<b>Total</b>	<b>1,676 sq ft</b>

**TOTAL 4,006 sq ft**

## USE

The current planning for the restaurant is for A3 use however the front section of the ground floor (approx.475 sq ft) is reserved for A1 retail use. This retail area could be incorporated into the restaurant space subject to planning.

The current Premises Licence allows for the sale of alcohol from 10am to 12am Monday to Friday and 12pm to 11.30pm on Sundays.

## TENURE

The premises are available on a new lease for a term to be agreed subject to upward only rent reviews at 5 yearly intervals.

The lease will be excluded from the security of tenure & compensation provisions of the Landlord & Tenant Act 1954 Part II.

Ground Floor



Basement



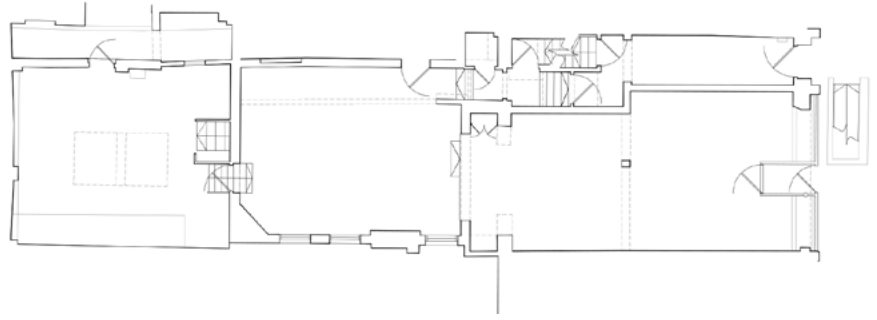
Residential



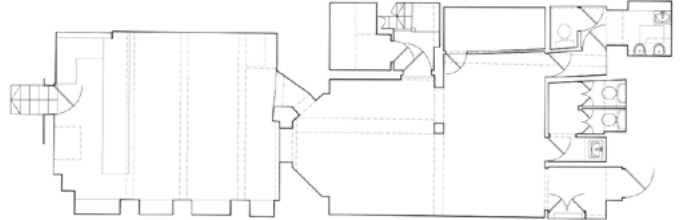


# FLOOR PLANS

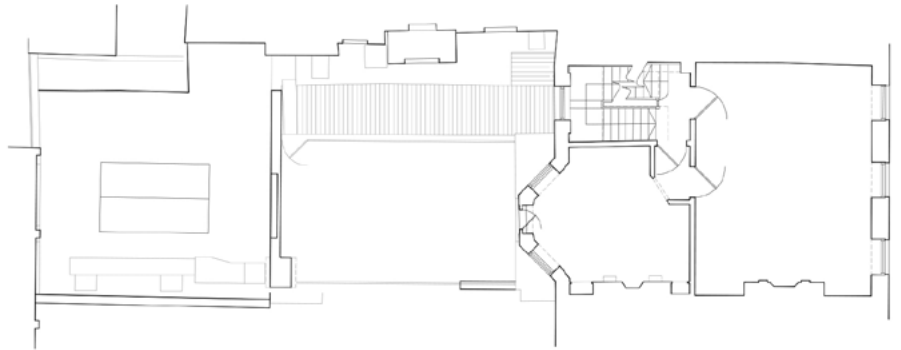
Ground Floor



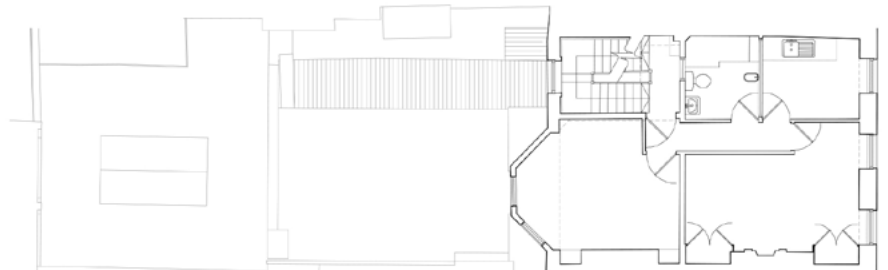
Basement



First Floor



Second Floor



Third Floor



## VIEWING

Viewings are strictly by prior appointment through the joint sole retained agents:

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