# FITZROVIA

# **67 CHARLOTTE STREET**

W1



RESTAURANT OPPORTUNITY
WITH RESIDENTIAL UPPER PARTS

#### 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

Total	2,330 sq ft
Basement	960 sq ft
Lower Ground Floor	350 sq ft
Ground Floor	1,020 sq ft

#### Residential

Total	1,676 sq ft
Third Floor	522 sq ft
Second Floor	581 sq ft
First Floor	573 sq ft

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







### **RENT**

Rental offers in the region of £155,000 per annum exclusive are invited.

#### VAT

To be confirmed.

#### **EPC**

An EPC can be made available on request.

#### **RATES**

The Rateable Value for the restaurant premises is currently reduced to  $\pounds 80,500$  (originally  $\pounds 92,000$ ) due to a "Temporary Disadvantage".

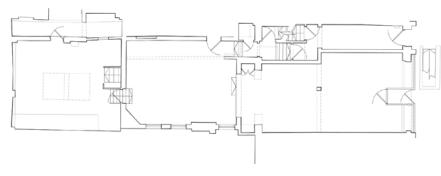
Reduced Rateable Value £80,500 UBR 2019/2020 0.524 Rates Payable £42,182 pa

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk

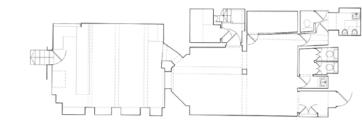
The residential uppers are rated within Council Tax Band G. The rates payable on the flat for 2019/2020 are estimated to be £2,604 pa.

# FLOOR PLANS

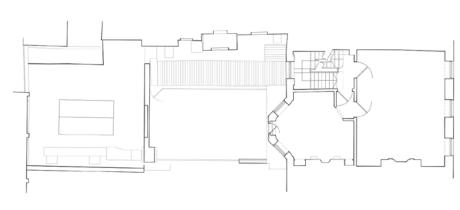
Ground Floor



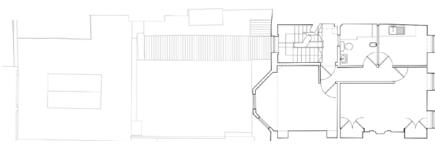
Basement



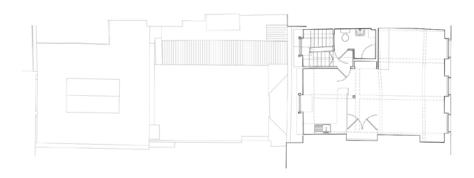
First Floor



Second Floor



Third Floor



# **VIEWING**

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

NICK FURLONG 020 7183 0584 nf@bcretail.co.uk FERGUS EMMERSON 020 7183 0588 fe@bcretail.co.uk



3rd Floor, 16 Ingestre Place London W1F 0JJ www.bcretail.com.uk

or via the joint agents AG&G 020 7836 7826