



## Shop & Basement approx 670 sq.ft (62m<sup>2</sup>) TO LET

### James Lewis and Company

James House, 76 Cleveland Street,  
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[www.jameslewis.co.uk](http://www.jameslewis.co.uk)

Surveyors, Valuers and Estate Agents  
Brian L. Saidman F.I.B.A.



70 Cleveland Street  
Fitzrovia  
London W1

#### LOCATION

Cleveland Street runs between Goodge Street in the south to Warren Street/Euston Road in the north, in the heart of Fitzrovia. 70 Cleveland Street is on the east side of the thoroughfare just north of the junction with Maple Street and within a moment's walk of the major proposed NoHo Square Development on the west side

#### DESCRIPTION:

##### Retail Shop & Premises:

Gross Frontage approx 16'2 (4.90m)  
Net Frontage: approx 11'3 (3.41m)  
Built Depth: approx 41'0 (12.42m)

GROUND FLR: approx 400 sq.ft (37 m<sup>2</sup>)  
BASEMENT Store: approx 270 sq.ft (25 m<sup>2</sup>)

#### LEASE:

A new lease for a term by arrangement

#### RENT:

£19,000 p.a. excl.

#### VIEWING:

At short notice through  
JAMES LEWIS & COMPANY  
020 7631 4565

[brian@jameslewis.co.uk](mailto:brian@jameslewis.co.uk)

[www.jameslewis.co.uk](http://www.jameslewis.co.uk)

Providing approximately  
**62m<sup>2</sup>/670 sq ft**  
on Ground floor and Basement  
at only **£19,000** per annum exclusive

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.