

Prominent Fitzrovia Shop/Showroom/Office TO LET

55 Warren Street
Fitzrovia
London W1



JAMES LEWIS & COMPANY

PROPERTY AGENT, SURVEYORS & VALUERS

Kenana House, 39 Fitzroy Square
London, W1T 6EZ

Tel: 020 7631 4565 Mob: 07860 370 220

www.jameslewis.co.uk

Brian L Saidman

John Hayes FRICS IRRV (Hons) FFPWS
Consultant Chartered Surveyor



Shop/Showroom/Office and trading Lower Ground Floor approx 941 sq.ft (87 m²) To Let

LOCATION:

Renowned as one of Fitzrovia's well-established thoroughfares, Warren Street runs between Tottenham Court Road to the east and Cleveland Street to the west. It forms an important link to the business and residential communities of Fitzroy Square, Charlotte Street and Whitfield Street. **55 Warren Street** is well situated on the north side of the thoroughfare, moments' walk from Warren Street (*Northern & Victoria lines*) and Great Portland Street (*Metropolitan line*) underground stations and only a few moments' walk from bustling Tottenham Court Road itself.

DESCRIPTION:

Ground Floor : approx: 436 sq.ft (41m²)

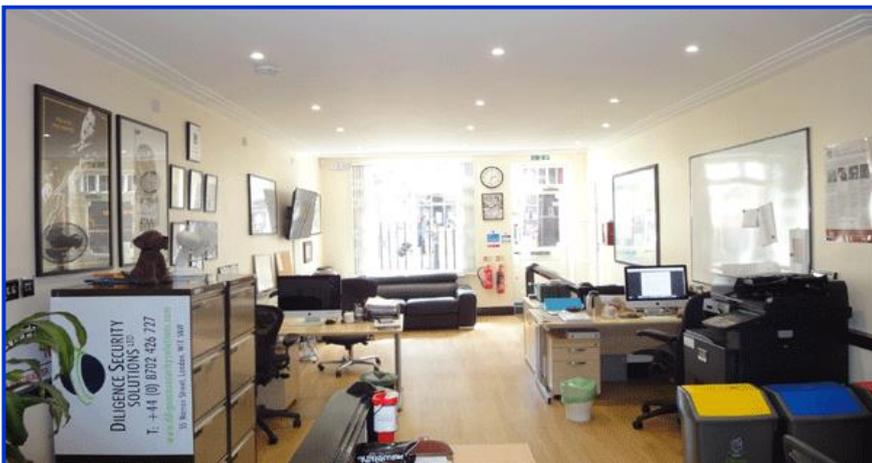
in open-plan

Lwr Grd Floor: approx: 505 sq.ft (47m²)

with

Kitchenette, Shower-room, Cloakroom & Offices

see picture below



Lease:	10 years from March 2015
Rent review:	March 2020, mutual option to break
Rent:	£36,000 per annum exclusive Subject to Contract
Price for Lease:	£8,500
Rates:	approximately £1,130 payable per calendar month
Legal Costs:	Each party to bear their own costs

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 whatsoever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.