



FITZROVIA W1

**CORNER SHOP
TO LET or FOR SALE**

**58 – 59 MARGARET STREET
LONDON W1W 8SN**

Location: This prominent shop is situated close to the junction with Great Portland Street with an extended return frontage to Margaret Court (leading to Market Place). The immediate area has improved significantly in recent times given its close proximity to Oxford Street & Regent Street. Nearby occupiers include **Wahaca, Vapiano, Benugo, Cycle Republic, Hastens, Ladbrokes** and **Maplin**.

Description: Planning consent has been granted to redevelop the upper parts into luxury flats. The proposed works will include re cladding the building with a stone façade and new windows. The shop will comprise the following approximate dimensions & areas:

Gross Frontage	22'3"	6.79 m
Net Frontage	22'0"	6.70 m
Internal Width	21'9"	6.62 m
Return Frontage	43'0"	13.1 m
Shop Depth	46'3"	14.11 m
Ground Floor Sales	977 sq ft	90.76 sq m
Basement Potential Sales / Ancillary	1,162 sq ft	107.95 sq m

Tenure: The shop is available by way of a new minimum 10 year effective FRI lease subject to 5 yearly upward only rent reviews. Alternatively the Freehold is available – price on application.

Rent: £120,000 per annum exclusive of rates & service charge.

Rates: Current RV - £36,250 with rates payable for the current year 2014/2015 being approximately £17,762. Interested parties are advised to make their own enquiries with the Local Authority.

Timescale: Late 2015 or potentially sooner.

Viewing: Strictly by prior appointment with sole retained agents.

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50 metres

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