



### Location

The subject property is located on Mortimer Street in Fitzrovia and is highly visible from Regent Street. The area benefits from footfall from both office workers and domestic and international tourists.

World renowned lifestyle and speciality retailer, KITH will open their UK flagship in the block opposite – opening Q4 2025.

Other nearby occupiers include Blank Street Coffee, Pulse Laser, Rupert Sanderson, Space NK and Atis.

### Accommodation

Ground Floor	435 sq ft	40.43 sq m
Basement	292 sq ft	27.14 sq m
<b>Total</b>	<b>727 sq ft</b>	<b>67.57 sq m</b>

### Rent

Rental offers are invited in the region of £85,000 pax.

### Lease Term

Available on a new lease for a term to be agreed, to be contracted outside the security and tenure provisions of the Landlord & Tenant Act 1954.

### Rates

Rateable Value	£27,750
----------------	---------

Interested parties are advised to make their own enquiries with Westminster Council to confirm their exact liabilities and any transitional relief.

### Costs

Each party to be responsible for their own costs incurred in the transaction.

### Energy Performance Certificate

Certificate available on request.

### Viewing

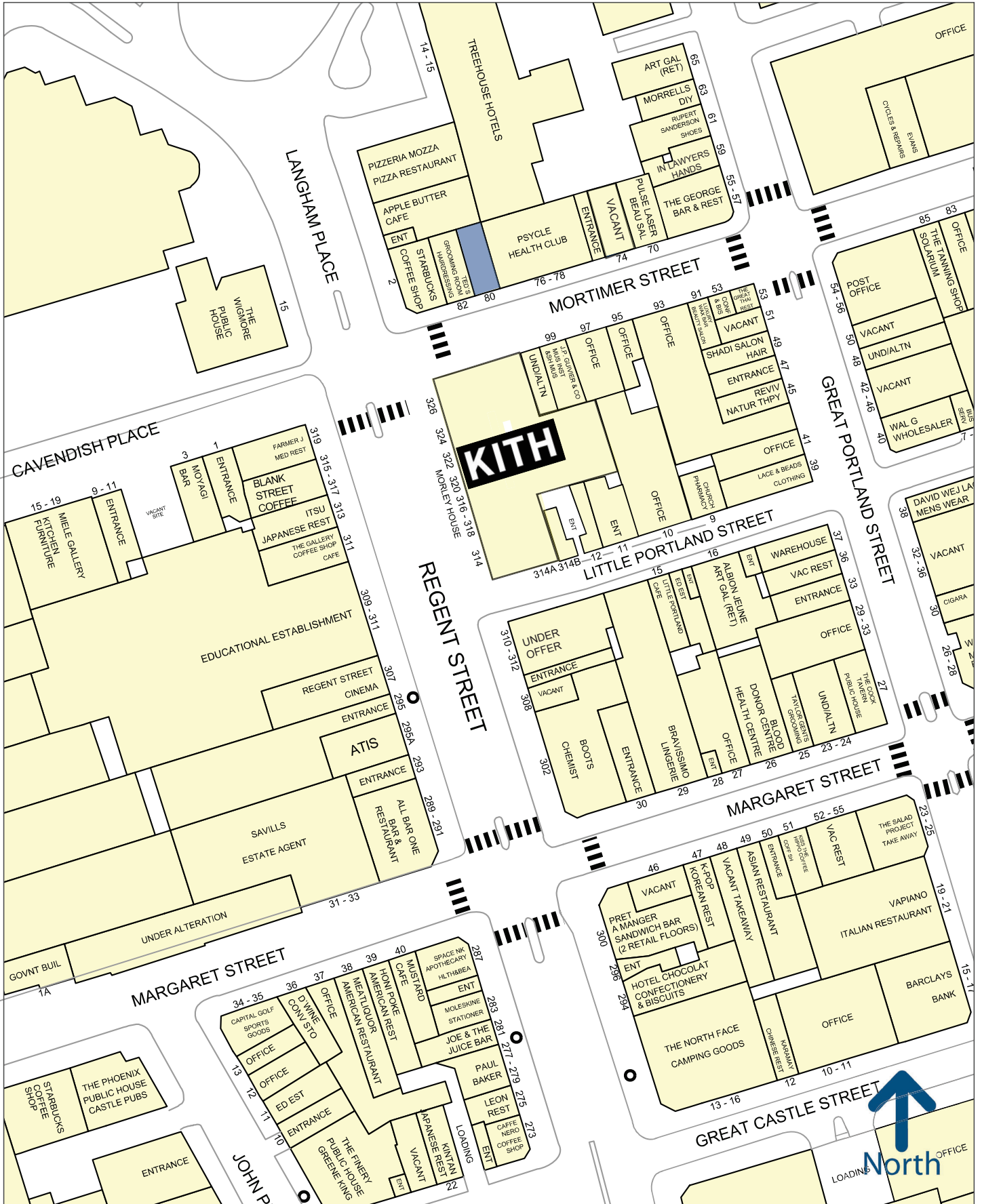
Inspections to be arranged in advance by KLM Real Estate, or via joint agents Cushman & Wakefield.

### Contact

Henry Gittins  
+44 (0)7557 270 160  
[hgittins@klm-re.com](mailto:hgittins@klm-re.com)

Freya Pearce  
+44 (0)7881 295 761  
[fpearce@klm-re.com](mailto:fpearce@klm-re.com)

Olivia Church  
+44 (0)7557 360 449  
[ochurch@klm-re.com](mailto:ochurch@klm-re.com)



50 metres

Experian Goad Plan Created: 31/03/2025  
Created By: Kitchen LaFrenais Morgan