



Location

Little Portland Street connects Regent Street with Great Portland Street in the heart of the Fitzrovia Quarter on the Langham Estate. The street has recently undergone improvements to pedestrianise the street.

World renowned lifestyle and speciality retailer, KITH, will open their UK flagship within the same block on Regent Street - target opening Q4 2025.

Other nearby occupiers include Clutch Cafe, KEF Music, Rupert Sanderson, Natalino and Salad Project.

Accommodation

Ground Floor	419 sq ft	38.91 sq m
Basement Ancillary	332 sq ft	30.81 sq m
Total	750.15 sq ft	69.72 sq m

Lease Term

Available on a new lease for a term to be agreed, to be contracted outside the Landlord & Tenant Act (1954). Subject to vacant possession.

Rent

Rent on Application.

Rates

Rateable Value	£32,000
UBR	0.499 (25/26)

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

Costs

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

Energy Performance Certificate

Rating E (122)

Viewing

Viewings are to be arranged in advance via KLM Real Estate or via joint agents Langham Estate.

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