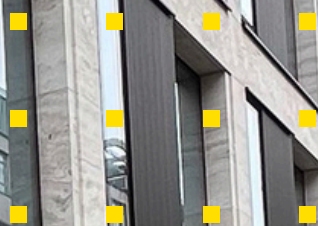


5,000 SQFT - Fitted Fitzrovia Restaurant

32 Berners Street

Fitzrovia, London W1T



Savills London

33 Margaret Street
London
W1G 0JD

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Location

The property is located on the eastern side of Berners Street, close to the junction with Mortimer Street. Berners Street is a key route for those moving between Oxford Street and Fitzrovia. In recent years, the area has evolved into a hub for modern office space and residential development, further boosting its profile as a Fitzrovia location.

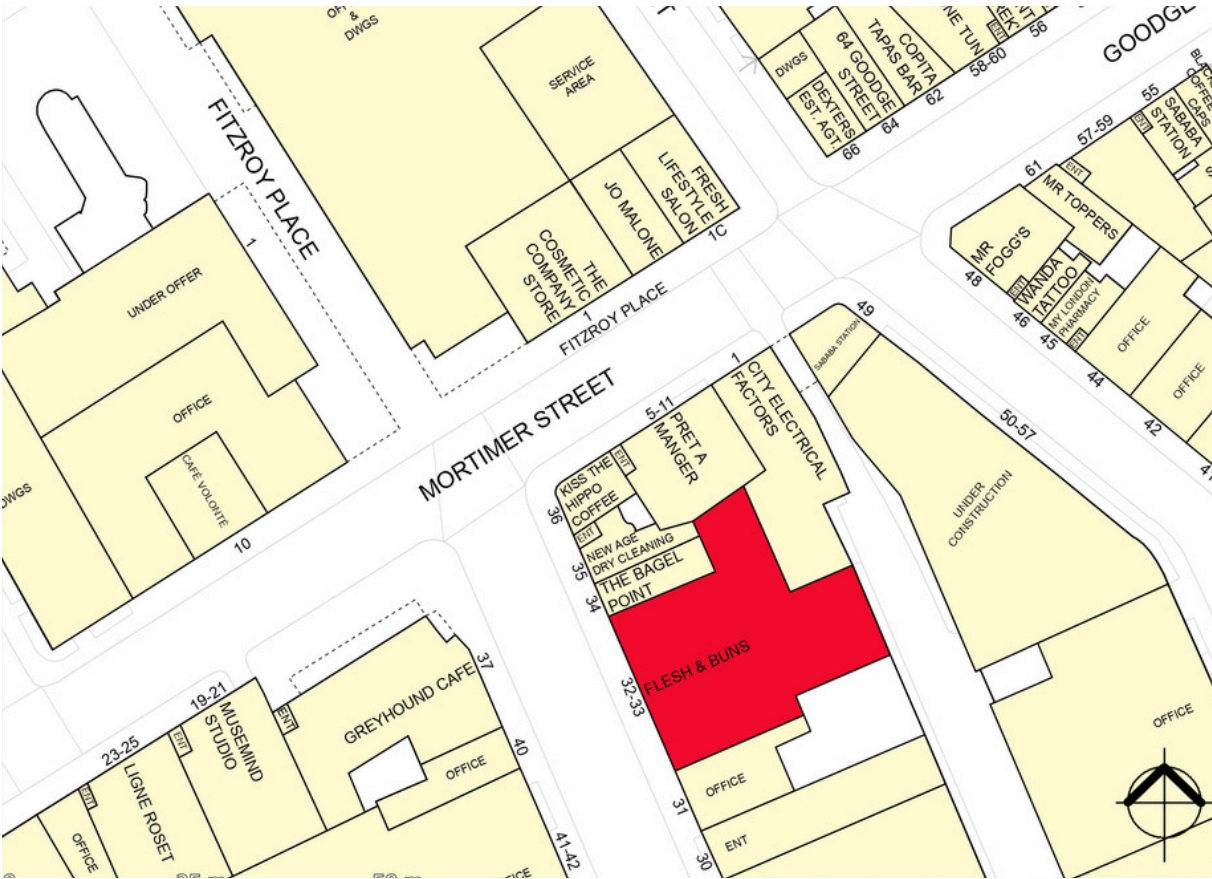
The unit forms part of the Copyright Building and is arranged over the ground floor only. It benefits from a large, double-fronted facade with potential for outdoor seating at the front. The space is predominantly open plan and is currently fitted out as a restaurant.

Nearby occupiers of note include **Kiss the Hippo**, **Copita**, **64 Goodge Street**, **Mr Foggs**, **Pret**, **The Sanderson Hotel**, **Greyhound café**, **Hagen**, **Akoko** and **The Berners Tavern**.

Accommodation

The approximate areas are as followed:

Ground Floor:	5,388 sq ft	500.56 sq m
Total:	5,388 sq ft	500.56 sq m



Viewing & further information

Strictly by prior arrangement only with:

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Rent

On application.

Tenure

New leases are to be granted on terms to be agreed, outside of the Landlord & Tenant Act 1954 and subject to an upward only rent review at each 5th year.

Rates

The current rateable value is £280,000 per annum.

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.

Planning and Licencing

The premises benefits from the new Class E planning consent which will enable the premises to be used for various commercial uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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