

**REFURBISHED COMFORT COOLED
SELF CONTAINED CLASS E –
SHOP/GALLERY
TO LET
37 TOTTENHAM STREET
LONDON W1
300 sq.ft. / 30.3 sq.m.**

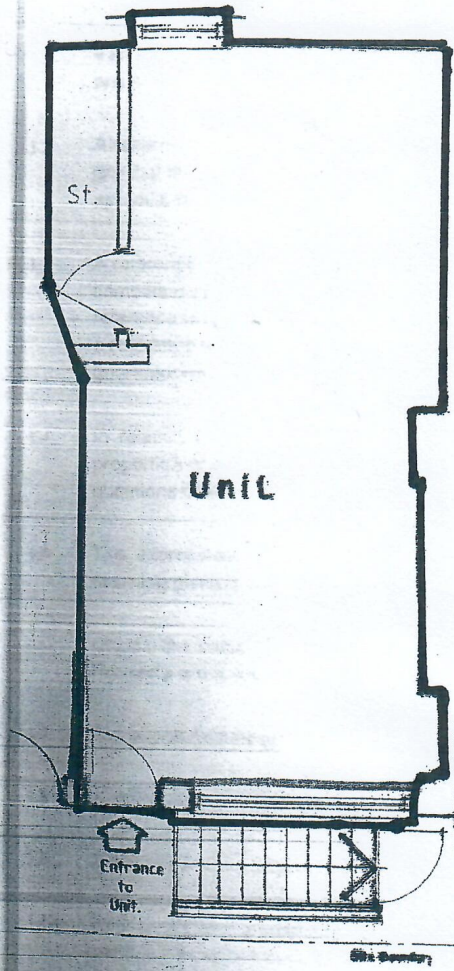


- LOCATION:** The property is located on the South side of Tottenham Street in between Charlotte Street and Cleveland Street near the new Fitzroy Place development. Oxford Circus & Goodge Street Underground Stations are nearby. (Central, Bakerloo, Victoria & Northern Lines) as are numerous bus services and Restaurants.
- ACCOMMODATION:** The Refurbished accommodation comprises the entire Ground floor Shop\Gallery with own toilet.
- AMENITIES:**
- 12ft Window Frontage
 - New Comfort Cooling
 - Roller Shutter Door
 - Own Toilet
 - New Floor
 - New LED Lights
- LEASE:** A new Full Repairing and Insuring Lease for term by arrangement.
- RENT:** £30,000 per annum exclusive.
- RATES:** Rateable value 1st April 2026 £18,000
- SERVICE CHARGES:** To be confirmed.
- LEGAL COSTS:** Each party to be responsible for their own costs
- POSSESSION:** Immediate.
- VIEWING:** Strictly by appointment through:-

JAMES HARDWICKE
AT
HARDWICKE & CO

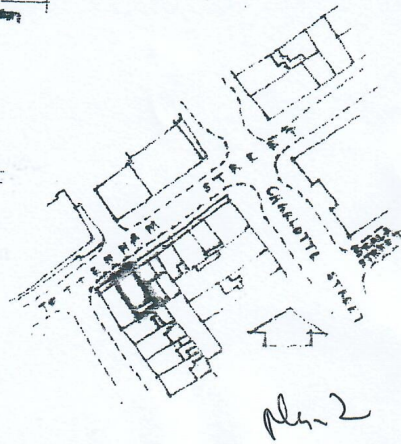
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020 7636 3222



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Ground Floor Unit. Scale 1 : 50
37, Tottenham Street, London W1T 4RU



Plan 2