

CONFIDENTIAL- STAFF UNAWARE- LEASE FOR SALE

42-44 GREAT TITCHFIELD STREET, FITZROVIA W1W 7PY



Location

This high quality café is located in prime Fitzrovia one door down from Great Titchfield Street's junction with Mortimer Street and close to the **University of Westminster**. Nearby operators include **1905, Kaffeine, Psycle, Noho Studios, Riding House Café, HT Harris Delicatessen** among many others.

Accommodation

Ground Floor (approx.)	614 sq ft	57.04 sq m
Basement (approx.)	584 sq ft	54.27 sq m

Fully fitted to a high standard. Exact inventory by agreement.

Terms

The premises are held on an existing lease expiring August 2034 at a passing rental of £62,500 per annum exclusive. There is a tenant only break clause and rent review in August 2029. The lease is understood to be held outside the Landlord And Tenant Act 1954.

Offers in the region of £100,000 subject to contract are invited for this valuable fully fitted leasehold premises.

Rates

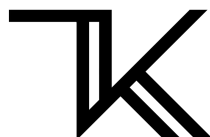
Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available. We understand that the premises have been assessed for business rates as follows:

Rateable value 2025/2026: £41,000 ----- Rates Payable (before any relief currently applicable): £22,386

Contact

The staff are unaware of the impending sale therefore all viewings are by appointment only. To request a viewing or more information please contact:

Tim Kourides
tim@tkretailproperty.com
07799 628 860



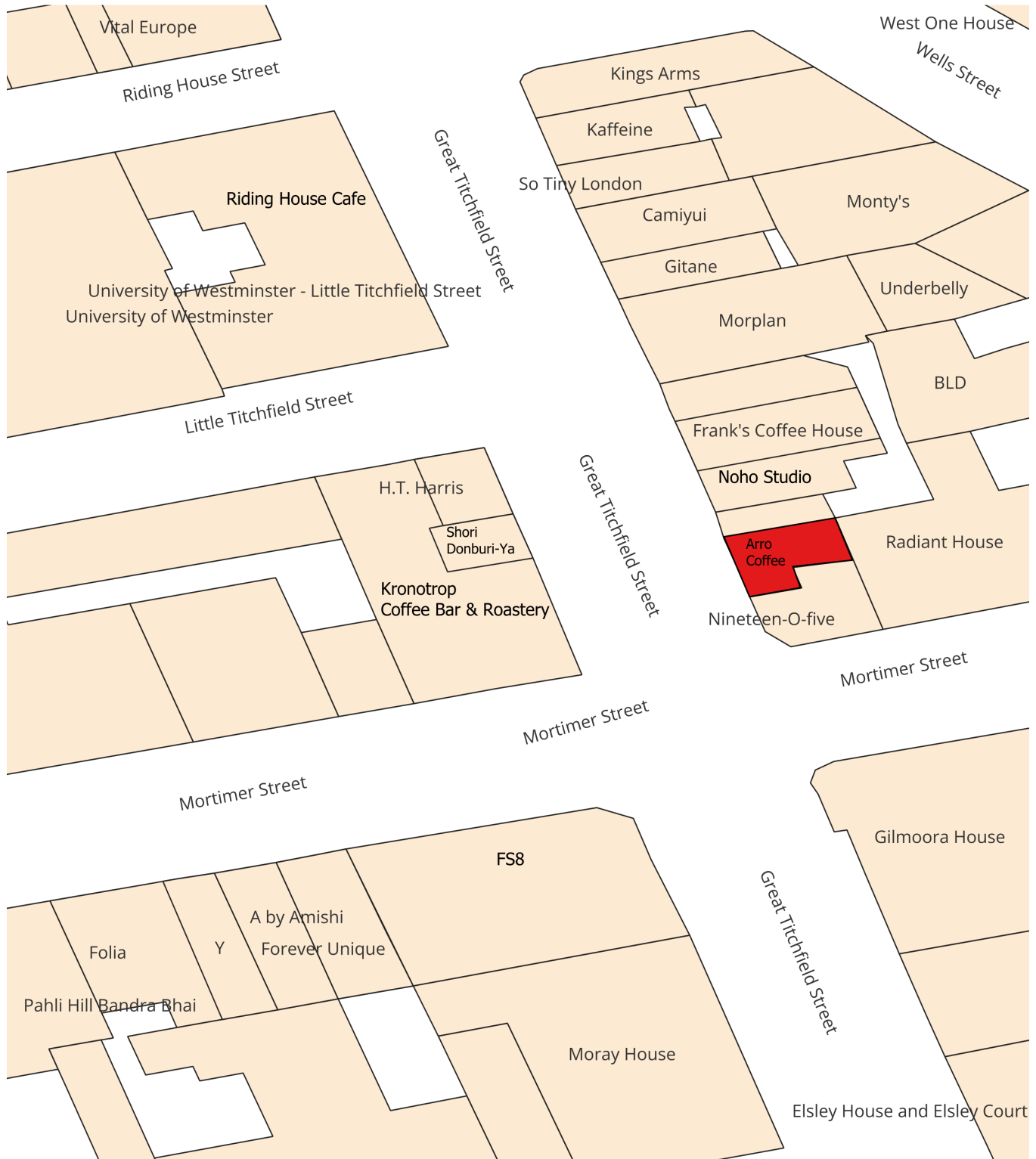
TK RETAIL PROPERTY
37/38 South Molton Street
London W1K 5RL
www.tkretailproperty.com



These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.

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