

# TO LET - RETAIL UNIT



Light and spacious ground floor retail space

**1,367 sq ft / 127.07 sq m**

**36 Windmill Street  
London  
W1T 2JT**

## Location

The property is located on Windmill Street, a mixed use street in the heart of Fitzrovia, moments from Charlotte Street and Tottenham Court Road.

London Underground stations are within close walking distance at Goodge Street (4 minutes), Tottenham Court Road (6 minutes) and Oxford Circus (11 minutes).

## Description

The property comprises a ground floor retail unit with good frontage. Internally the property is configured with an open main shop area off the glazed frontage with a gallery/showroom to the rear, kitchen and toilet facilities. There is good natural light throughout.

## Floor Area

We have calculated the ground floor area on a net internal basis to be 1,367 sq ft / 127.07 sq m.

## Use

We believe the current permitted planning use is A1 retail. The property may be suitable for alternative uses, subject to obtaining the necessary planning consents. We believe the property lies within the Charlotte Street Conservation Area, but is not listed.

## Terms

A new lease directly from the freeholder is available on terms to be agreed.

## Rent

£60,000 per annum exclusive.

## Rates

We understand the property has a rateable value of £36,000, so rates payable would be circa £18,000 per annum. Interested parties are required to make their own enquires to the London Borough of Camden.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

**Aston Rose offers a wide range of professional property services, including the following:**



**Property Management**  
johnwilliams@astonrose.co.uk



**Investment**  
kenmorgan@astonrose.co.uk



**Building Consultancy**  
andylynch@astonrose.co.uk



**Sales, Lettings & Acquisitions**  
timrichards@astonrose.co.uk



**Lease Advisory**  
robcragg@astonrose.co.uk



**Valuation & Expert Witness**  
duncanpreston@astonrose.co.uk

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## Energy Performance Certificate (EPC)

An EPC assessment has been commissioned and will be available shortly.

## Legal Costs

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

## Viewing

By appointment through Aston Rose:

**Tim Richards**

**020 7409 9447**

**timrichards@astonrose.co.uk**

**Harry Batt**

**020 3026 4095**

**harrybatt@astonrose.co.uk**



Subject to Contract  
January 2020

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