



31 Riding House Street London W1W 7DY

- Planning use E
- Recently Refitted

Available by way of a new lease

Location

Located opposite the Riding House Café, this space is positioned within the heart of Fitzrovia and 200m from Regent Street. Nearby occupiers include Kaffine, Great Thai, Scandinavian Kitchen, Sergio's and several other bespoke operators.

Oxford Circus Underground Station is a five-minute walk.

Description

This space has previously been used as a barber, temporary BBC studio, estate agent and wine & cheese shop.

The unit was recently refitted and includes a kitchen and restroom at the rear. Fibre optic cabling is installed within the premises.

Enquiries are invited for any use.

Rent

£25,000 per annum

VAT

All figures are quoted exclusive of VAT if applicable

Tenure

New lease on terms to be agreed

Accommodation

Net Frontage 22 ft 6.7m

Approximate net internal areas:

Ground Floor:

Sales 287 sq ft 26.7 sq m

Ancillary 61 sq ft 5.6 sq m

Total: 348 sq ft 32.3 sq m

Business Rates

Rateable Value	£20,000
Rates Payable (20/21)	£10,080

The government has currently issued a business rates 2/3rd discount which is expected to end in March 2022.

Interested parties are invited to make their own business rates enquiries to the council.

EPC

The Energy Performance Certificate for the unit is available upon request.

Viewing

Viewing is strictly by prior appointment through joint agents Harper Dennis Hobbs.

In accordance with section 20 of the Estate Agents Act 1979, we declare that a director of Harper Dennis Hobbs has an interest in this property.

Subject to contract

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