



### *Location*

This opportunity represents a highly prominent corner site with an exceptional return frontage to Little Portland Street, connecting Regent Street to the Fitzrovia Quarter on the Langham Estate.

Great Portland Street is a key gateway into Fitzrovia and runs parallel to Regent Street. The unit benefits from direct access via the recently pedestrianised Little Portland Street.

World renowned lifestyle and speciality retailer, KITH, will open their UK flagship within the same block on Regent Street - target opening Q4 2025.

Other nearby occupiers include Clutch Café, KEF Music, Rupert Sanderson, Natalino, Townhouse Nails, Arlettie and Salad Project.

### *Accommodation*

Ground Floor	706 sq ft	65.61 sq m
Basement Ancillary	827 sq ft	76.86 sq m
<b>Total</b>	<b>1,533 sq ft</b>	<b>142.47 sq m</b>

### *Lease Term*

Available on a new lease for a term to be agreed, to be contracted outside Landlord & Tenant Act (1954). Subject to vacant possession.

### *Rent*

Rent on Application.

### *Rates*

Rateable Value	£64,500
UBR	0.555 (25/26)

Interested parties are advised to speak with Westminster Council to confirm their exact liabilities.

### *Costs*

Each party is to be responsible for their own costs incurred in the transaction.

### *Energy Performance Certificate*

Rating – D (88).

### *Viewing*

Viewings are to be arranged in advance via KLM Real Estate or via joint agents Langham Estate.

### *Contact*

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