



# SHOP TO LET

26 Rathbone Place, Fitzrovia, London, W1T 1JD



 **RENT** £55,000 PA / £50 PSF

 **SIZE** 1100 Sq Ft / 102.2 SQM

 **FLOOR(S)** Ground & Basement

 **AVAILABLE** Immediately

- Prime location
- A1 Retail/ Cafe use
- Excellent passing trade
- Busy location
- BUSINESS RATES EXEMPTION APPLIES



## CONTACT

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# 26 Rathbone Place, Fitzrovia, London, W1T 1JD

## LOCATION

The property is located on the north side of Rathbone Place which is approximately 200 metres to the north of Oxford Street, linking Tottenham Court Road and Charlotte Street in the W1 district of central London.

## DESCRIPTION

Prime A1 use cafe premises available to let covering the ground and basement floors in this mid terraced period building in Fitzrovia.

Ground Floor - 600 Sq Ft  
Basement - 1450 Sq Ft

The unit benefits from a busy prime location and excellent passing trade.

## TRANSPORT LINKS

### Bus Routes

24, 29, 55, 73, 98, 390, n20, n207, n25, n279, n5, n8

 **Tottenham Court Road**  
Elizabeth

 **Tottenham Court Road**  
Central Northern

 **Goodge Street**  
Northern

 **Oxford Circus**  
Bakerloo Central Victoria

 **Leicester Square**  
Northern Piccadilly

 **Covent Garden**  
Piccadilly

 **Piccadilly Circus**  
Bakerloo Piccadilly

 **Holborn**  
Central Piccadilly

 **Warren Street**  
Northern Victoria

 **Euston Square**  
Circle H'smith & City Metropolitan

## AMENITIES

- Good Natural Light
- Walking Distance From Tube Station
- Good Passing Trade
- A1 Use
- BUSINESS RATES EXEMPTION APPLIES

## VIEWINGS

Directly through Pearl & Coutts

## LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

## VAT

This property is NOT subject to VAT.

## DATA CONNECTIVITY

Phoneline Broadband - up to 17Mb. Ultrafast Broadband - up to 350Mb (subject to connection).

## EPC

C (51 - 75)

67 : This property

These details were updated on 24/07/2025