

**PRICE REDUCTION**

**RETAIL UNIT TO LET**

# CLEVELAND STREET

**126, CLEVELAND STREET, FITZROVIA, W1**

**935 SQ. FT. OVER TWO FLOORS**

**EXCELLENT TRANSPORT CONNECTIONS**

**PROMINENT LOCATION IN FITZROVIA**

**PRICE REDUCED TO £37,500 PAX**

**CF**  
**Commercial**



## LOCATION

The unit is located in a prominent position on Cleveland Street in the heart of Fitzrovia. Cleveland Street runs between Euston Road in the north, past Fitzroy Square, and through to Warren Street in the south. The unit is positioned just a few meters from the corner of Grafton Way, close to the iconic BT Tower.

Nearby occupiers include The George & Dragon, The Remedy Wine Bar, Fitzroy Wine Cellar, Noodle & Snack as well as the National Hospital for Neurology and Neurosurgery, Fitzrovia Hospital and Southbank International School Westminster.

The location offers excellent transport links, with Great Portland Street, Warren Street, Euston Square and Goodge Street being a short distance away. The bustling thoroughfares of Goodge Street and Tottenham Court Road are within a few moments' walk, providing immediate access to an array of amenities, shops, restaurants, and cultural attractions.

## ACCOMMODATION

The unit is located over ground and basement comprising the following accommodation:

Ground Floor - 420 sq ft  
Basement - 440 sq ft  
External Seating - 75 sq ft

**935 SQ. FT. OVER TWO FLOORS**

**EXCELLENT TRANSPORT CONNECTIONS**

**PROMINENT LOCATION IN FITZROVIA**



## TENURE

The unit is available by way of a new lease for a term to be agreed.

## QUOTING RENT

£37,500 pax.

## RATES

Interested parties are advised to make their own enquiries to the local Authority.

## COSTS

Each party to cover their own professional and legal costs.

## EPC

Available on application.

## VIEWINGS

Strictly via sole agents CF Commercial.

## PLANNING

E-Class Planning.

## AVAILABILITY

Subject to vacant possession.

## LIKE WHAT YOU SEE?

**GET IN TOUCH WITH A MEMBER OF OUR TEAM...**

**HARRIET GIDNEY**

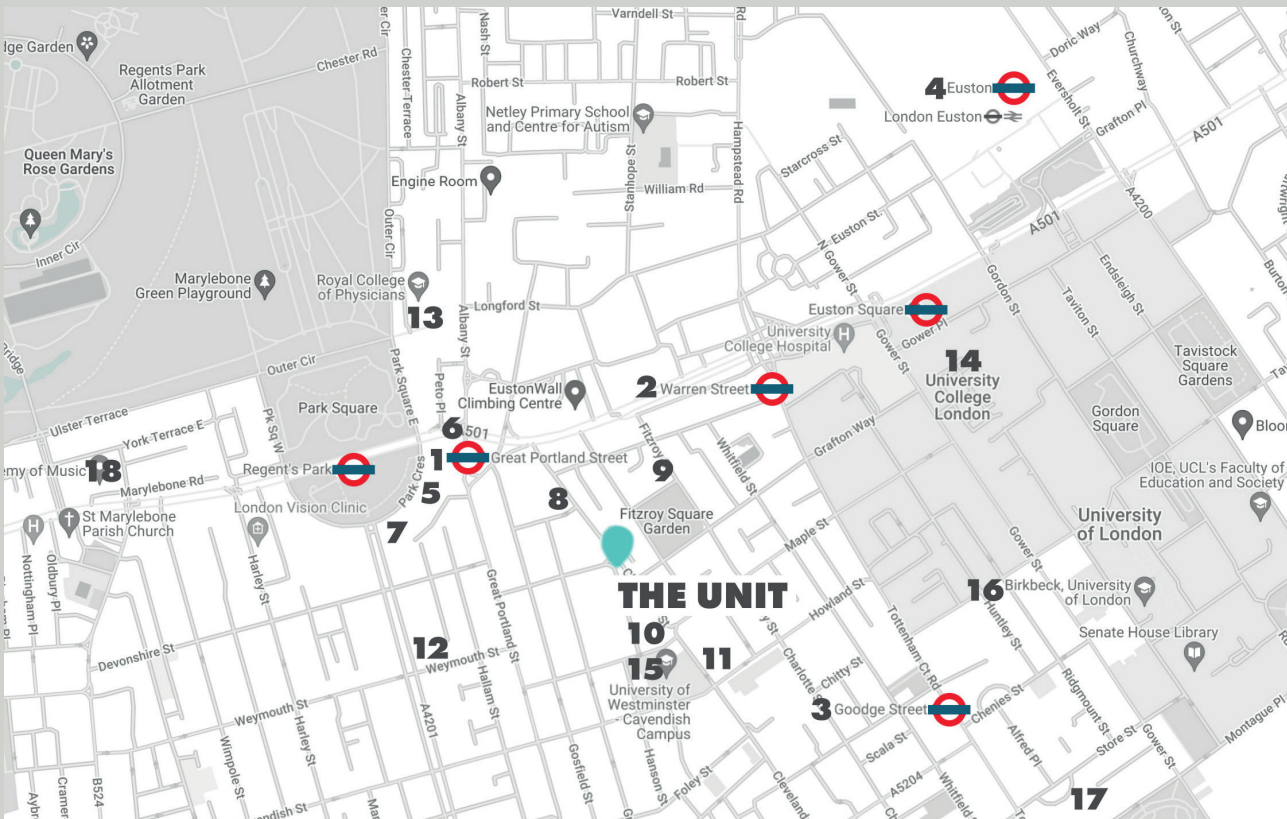
07795 277762

harriet@cfcommercial.co.uk

**GABRIELLE DRURY**

07800 857056

gabrielle@cfcommercial.co.uk



Ted Baker HQ on Cleveland Street

## TRANSPORT

1. Great Portland Street - 0.2 miles
2. Warren Street - 0.3 miles
3. Goodge Street - 0.4 miles
4. Euston Station - 0.6 miles

## LOCAL AMENITIES

5. Tesco Express
6. Greene Man Pub
7. The Albany
8. The George & Dragon Fitzrovia
9. Fitzrovia Hospital
10. Ted Baker HQ
11. BT Tower
12. Royal Institute of British Architects

## EDUCATION

13. Royal College of Physicians - 0.4 miles
14. University College London - 0.4 miles
15. University of Westminster - 0.5 miles
16. University of London - 1.5 miles
17. London School of Economics - 1.6 miles
18. Royal Academy of Music - 1.7 miles

## LIKE WHAT YOU SEE?

GET IN TOUCH WITH A MEMBER OF OUR TEAM...

**HARRIET GIDNEY**

07795 277762

harriet@cfcommercial.co.uk

**GABRIELLE DRURY**

07800 857056

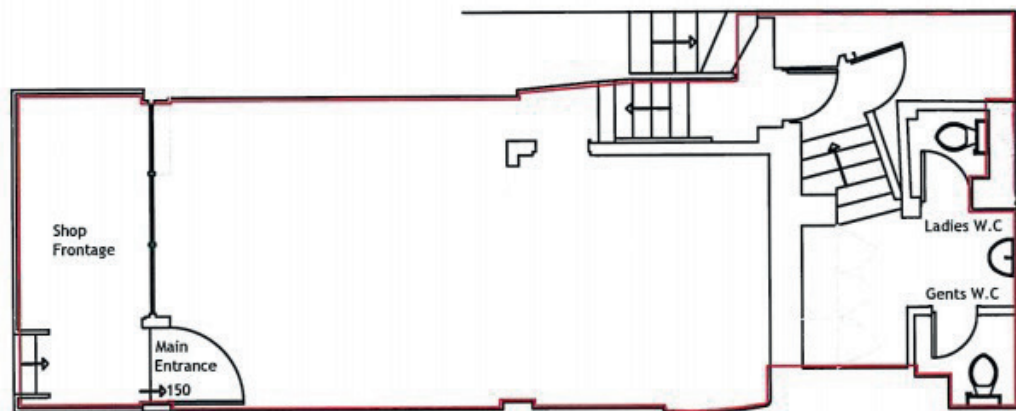
gabrielle@cfcommercial.co.uk



## GROUND FLOOR

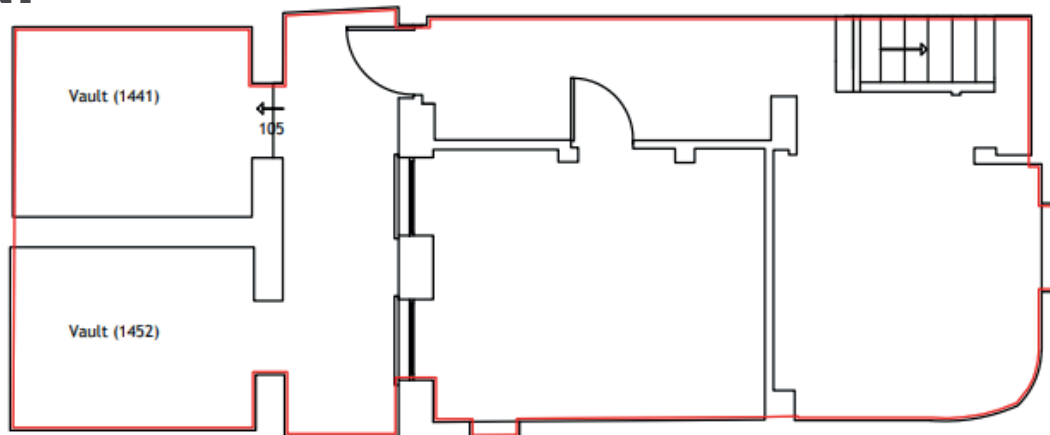
WARREN STREET

CLEVELAND STREET



## BASEMENT

CLEVELAND STREET



**GROUND FLOOR - 420 SQ FT**  
**BASEMENT - 440 SQ FT**  
**EXTERNAL SEATING - 75 SQ FT**

## LIKE WHAT YOU SEE?

**GET IN TOUCH WITH A MEMBER OF OUR TEAM...**

**HARRIET GIDNEY**

07795 277762

harriet@cfcommercial.co.uk

**GABRIELLE DRURY**

07800 857056

gabrielle@cfcommercial.co.uk