

**85**

# Shaftesbury Avenue

—

London W1

Retail / Restaurant  
Opportunity  
2,447 sq ft To Let





## THE BUILDING

The property is located in a highly prominent corner position on the northern side of Shaftesbury Avenue, opposite Chinatown and the Curzon Cinema, at the junction with Frith Street which leads directly into the heart of Soho.

The location benefits from exceptionally strong pedestrian flow throughout the day and night generated by the close proximity to Piccadilly Circus Underground and Tottenham Court Road Underground & Elizabeth Line stations along with numerous tourist attractions, shops, restaurants and world-renowned theatres, with the Palace Theatre where the phenomenally successful theatre production of Harry Potter and the Cursed Child is currently running close by on Shaftesbury Avenue.





## LOCATION

Together with the close proximity of numerous world-renowned theatres, the location benefits from being in very close proximity to the extensive and hugely popular restaurants, bars and shops in Soho and Chinatown. In addition, London Landmark destinations including Piccadilly Circus, Leicester Square, Covent Garden and Oxford Street are all within easy walking distance.





## LOCATION

  
**Oxford Circus**  
● ● ●  
13 mins walk

  
**Tottenham Court Road**  
● ●  
7 mins walk

  
**Piccadilly Circus**  
● ●  
6 mins walk

  
**Leicester Square**  
● ●  
5 mins walk

**85** Shaftesbury Avenue

Not to scale, indicative use only

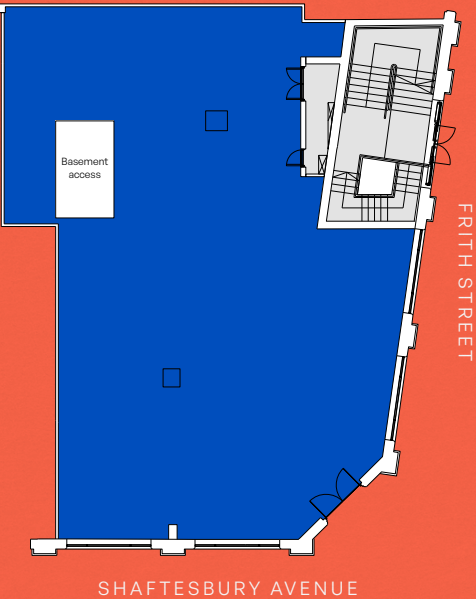


# ACCOMMODATION

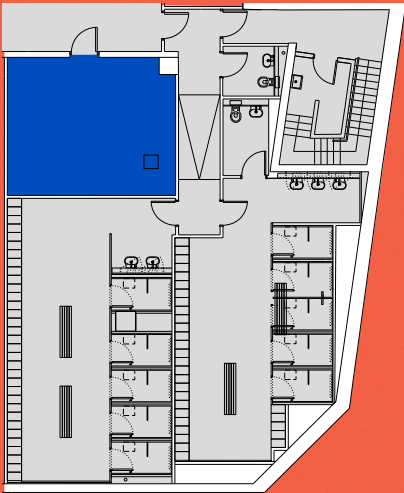
The space provides the following net internal areas:

|              | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground Floor | 2,147        | 199.50        |
| Basement     | 300          | 27.90         |
| <b>Total</b> | <b>2,447</b> | <b>227.40</b> |

GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



 Not to scale, indicative use only





## FURTHER INFORMATION

### RENT

Upon Application.

### TERMS

Available on a new FRI lease contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II for a term to be agreed.

### BUSINESS RATES

To be assessed. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### USE

Retail and Restaurant use within class E of the Town and Country Planning (Uses Classes) Order 1987.

### LEGAL COSTS

Each party to be responsible for their own professional and legal costs in the transaction.

### EPC

Available upon request.

### CONTACT

For further information and to arrange a viewing, please contact sole agents:

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Made by Tayler Reid