



Ground Floor Shop & Basement TO LET

James Lewis and Company

The Cilip Building, 7 Ridgmount Street
London WC1E 7AE

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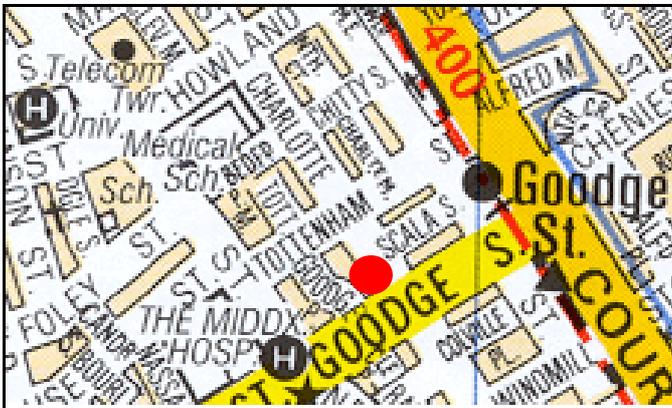
50 Goodge Street Fitzrovia London W1

Total area approx 625 sq.ft (58m²)
comprised:
Ground Floor Shop: approx 302 sq.ft (28m²)
Trading Basement: approx 323 sq.ft (30m²)



LOCATION:

50 Goodge Street occupies a prominent corner location on the north side of the thoroughfare at the junction with Goodge Place immediately to the west of Charlotte Street. Goodge Street Station is a few moments walk away as is the junction with Tottenham Court Road



DESCRIPTION:

Main Frontage to Goodge Street: approx 19'6 (5.91m)
Return frontage to Goodge Place: approx 11'0 (3.33m)
including splay frontage

AMENITIES: Trading Basement
Cloakroom/Shower

LEASE: New FRI Lease by Arrangement.

RENT: £49,500 per annum exclusive

RATES: approx £14,160 per annum
please check with L B Camden for current
business rates payable

VIEWING:

All viewings Strictly by appointment through#

James Lewis & Company - 020 7631 4565
(Brian Saidman)#07860 370 220

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.