



5 D'ARBLAY STREET

LONDON W1F 8DL

RIB

ROBERT IRVING BURNS



To Let

Ground & Lower Ground Floor premises
with office space available above

SUITABLE FOR BUSINESS CLASS E
(OFFICES, RETAIL, MEDICAL, CLINICAL, ETC.)

DESCRIPTION

Recently refurbished to a shell and core condition, this 866 square feet retail unit in the heart of Soho presents an ideal opportunity for retail stores. Spread across ground and lower ground floors, the space offers versatility in layout, attracting businesses seeking prime visibility and foot traffic. The added advantage of offices available for rent above enhances the appeal, creating a dynamic environment for businesses looking to thrive in a vibrant urban setting.



Please note that the premises is currently undergoing refurbishment. Photos are for indicative purposes only.





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LOCATION

The property is well connected with the Central, Victoria, Northern, and Bakerloo underground line stations all within a 10-minute walk. Tottenham Court Road is a short walk away and now is now served by the Elizabeth Line (Crossrail) providing fast direct access to Heathrow and many east and west locations.

The premises situates in the heart of Soho and benefits from a vibrant culture and mix of restaurants, bars and a constant buzz.

100 Wardour Street



Rudy's Pizza



The Breakfast Club

The Breakfast Club



Duck & Rice



Oliver Spencer



Berwick Street Market



LOCAL OCUPIERS



- | | | |
|------------------|---------------|------------------------|
| 1 Honest burgers | 1 The Wigmore | 1 Fitness First |
| 2 Vapiano | 2 The Clachan | 2 Barry's |
| 3 Sketch | 3 Nightjar | 3 Fitness Lab |
| 4 Dishroom | 4 Cahoots | 4 Lewis Paris Fitness |
| 5 Rosa's Thai | 5 Adam & Eve | 5 The Gym Group |
| 6 Akoko | 6 Punch Room | 6 F45 Training Soho |
| 7 Arros QD | 7 Mimi's Bar | 7 Rathbone Boxing Club |

	By foot		By tube		By Crossrail
—	mins	—	mins	—	mins-mins
Fitzrovia	3	Oxford Circus	3	Paddington.....	5
Mayfair	5	Tottenham Court Road	5	Liverpool Street.....	5
Marylebone	8	Piccadilly Circus	8	Canary Wharf.....	12
Covent Garden	10	Bond Street	10	Heathrow T2/T3.....	28

CONNECTIONS



Tottenham Court Road



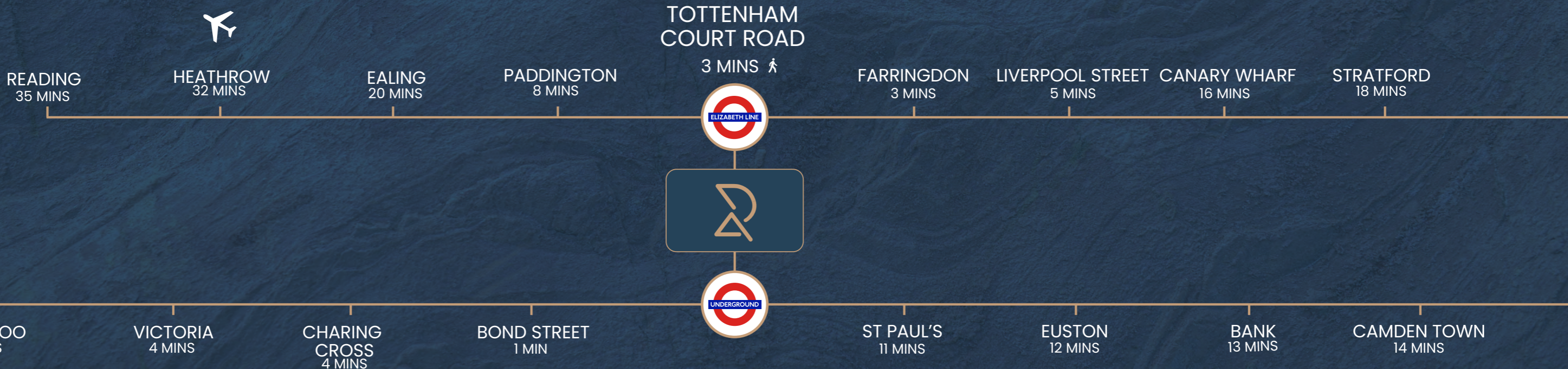
Oxford Circus



Piccadilly Circus

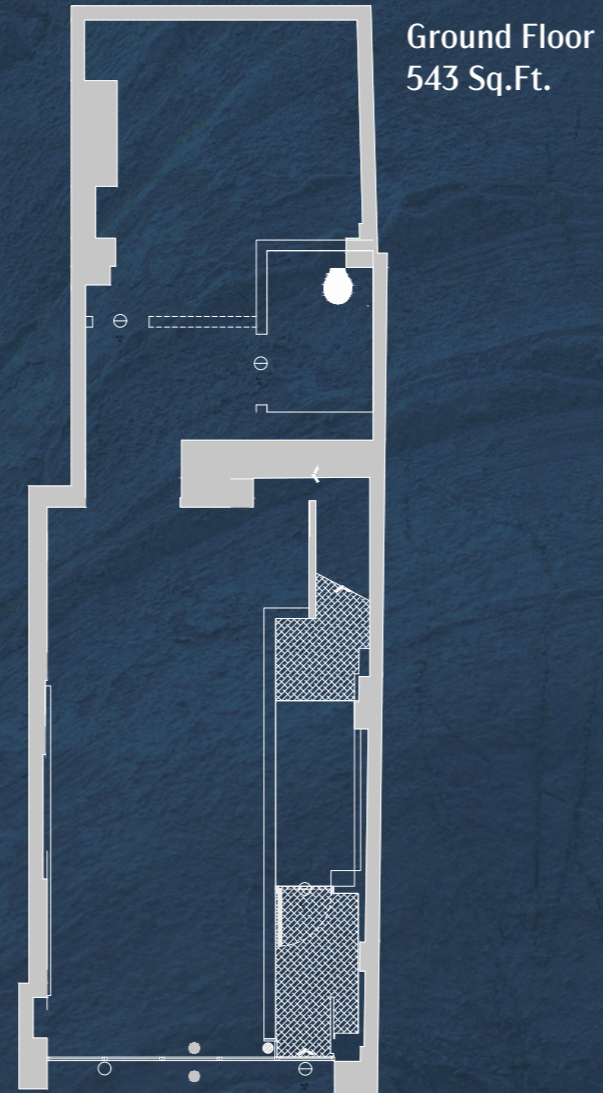


Covent Garden



FLOOR PLANS

Floor plans not to scale.
Please note former layout.



Max. Height	2.14 sq.m.
Min. Height	1.96 sq.m.

Storage Total	6.48 sq.m.	70 sq. ft.
Vault 1	3.38 sq.m.	36 sq. ft.
Vault 2	3.38 sq.m.	36 sq. ft.

Front Max. Height	2.73 sq.m.
Front Min. Height	2.46 sq.m.
Rear Min. Height	2.50 sq.m.
Rear Max. Height	2.20 sq.m.

Ground floor	50.41 sq.m.	543 sq. ft.
Lower Ground Floor	30.08 sq.m.	324 sq. ft.
Sq.Ft. NIA		867
Rent PA		£70,000
Estimated Rates Payable PA		£16,106
Service Charge PA		TBC
Estimated Occupancy Cost excl. PA		£86,106

There is further 1,269 sq.ft. available floor plates ranging from 281 sq.ft. to 357 sq.ft.
Please make further enquiries to RIB team.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Scaled floor plans available on request.

VAT

TBC

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

January 2024

CONTACT US

BEN KUSHNER
020 7927 0637
ben.k@rib.co.uk

THOMAS D'ARCY
020 7927 0648
thomas@rib.co.uk

MISCHAEAL GEORGUOU
020 7927 0643
michael.g@rib.co.uk

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