



# Retail Space Available

ADDRESS

171-177  
GREAT PORTLAND ST,  
LONDON W1W 5PQ

DEVON HOUSE

## TENURE

The shop is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. In accordance with other lettings on the estate, the lease will be contracted outside of the security of tenure and compensations provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## LOCATION

The unit is situated on Great Portland Street in the heart of Fitzrovia, benefiting from a substantial office community and close proximity to The Harley Street medical area and is well connected between Oxford Circus and Great Portland Street Underground Stations.

## ACCOMMODATION

The shop is arranged over the ground floor and provides the following approximate net internal floor areas:

|              |           |
|--------------|-----------|
| GROUND FLOOR | 1623 sqft |
| BASEMENT     | 1466 sqft |
| TOTAL        | 3089 sqft |

## QUOTING RENT

## EPC

## POA

Available on request.



## TIMING

The premises are available immediately.

## BUSINESS RATES

£60,455

## LEGAL COST

Each party is responsible for its own costs incurred in connection with this letting.

## SERVICE & INSURANCE

## POA



GET IN TOUCH

Colliers

SASHA RIDDLE  
SASHA.RIDDLE@COLLIERS.COM  
+44 7900 160815

BRUCE  
GILLINGHAM  
POLLARD

DOMINIC TIXERANT  
DOMINIC@BRUCEGILLINGHAM POLLARD.COM  
+44 7742 756817

PART OF

fitzroviaco

DEVELOPMENT BY

Oval

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. Colliers is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 95 Wigmore Street, London W1U 1FF.