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NEW PREMIUM FREE LETTING
FITZROVIA – CENTRAL LONDON, W1



28 MAPLE STREET, LONDON, W1T 6HP

Excellent central London position, near Tottenham Court Road and Charlotte Street.
Ground floor, basement and external trading areas.
Licenced to sell alcohol until 1:00am Monday to Saturday.
New 20 year premium free lease.

GUIDE RENT £80,000 per annum plus VAT
Subject To Contract (Sole Selling Agents)

LONL619

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

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Location

The property lies within the popular Fitzrovia/Noho area of central London. It fronts Maple Street at its junction with Fitzroy Street, circa 150 metres west of Tottenham Court Road. Fitzroy Street links Charlotte Street at its southern end with Fitzroy Square Garden to the north west.

The nearest Underground station is Warren Street (Northern/Victoria Lines) which lies less than five minutes walk to the north east. Euston Road (A501), "The London Ring Road" lies circa 250 metres to the north and Oxford Street lies circa 700 metres to the south.

Link to Location Map

Description

An imposing corner sited premises comprising the ground floor and basement of a four storey building. There are external trade areas to the front and side of the building.

Internally, the unit has the following configuration:-

Ground floor: Open plan bar area fitted with a single bar servery.

Basement: Trading area including a bar servery, various vaulted seating areas and ancillary storage areas. A set of male and female customer wc's.

A set of historic floor plans are attached.

We have been advised that the unit has the following approximate gross internal areas:-

Ground floor	78 sq m (838 sq ft)
Basement	173 sq m (1,860 sq ft)
Total	256 sq m (2,698 sq ft)

NB: AG&G have not measured the property. The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Premises Licence

The Premises Licence permits the sale of alcohol from noon until 1:00am Monday to Saturday and from noon until 10:30pm on Sunday.

Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £80,000, with effect from 1st April 2026.

Basis of Letting

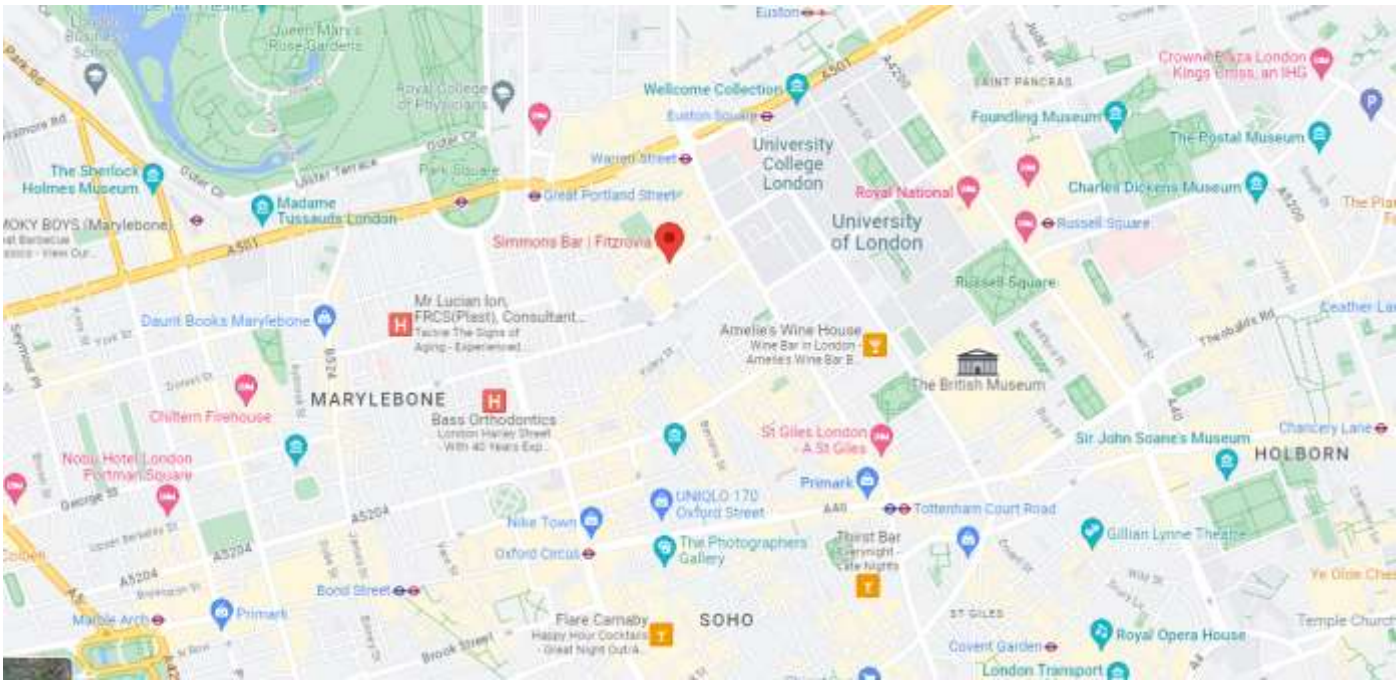
The pub is being offered premium free, on a new 20-year full repairing and insuring lease. Open market rent reviews to take place every five years and the rent will be annually index linked by reference to RPI with a collar of 2.5% and cap of 5%, upwards each year.

Viewings & Further Information

For further information or to arrange a viewing, please contact either Ed Wildman or David Gooderham on: Tel 020 7836 7826 or Email: ed.wildman@agg.uk.com / david.gooderham@agg.uk.com

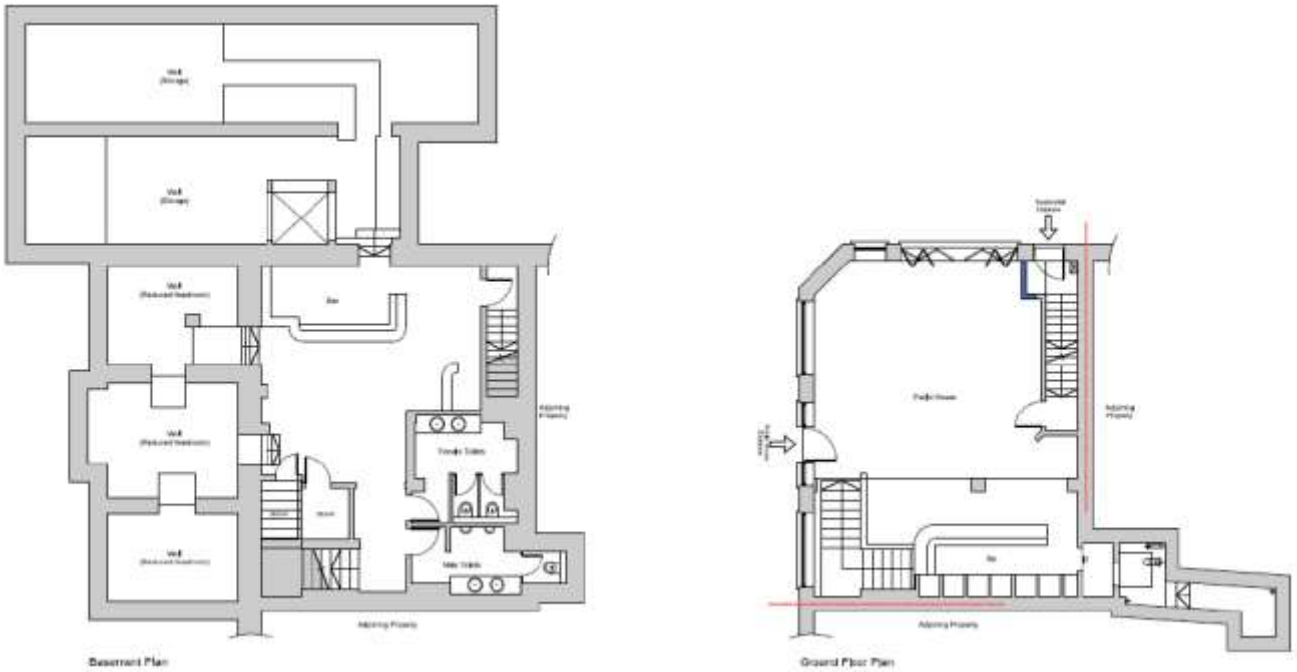
Location Plan

Link to Street View



Source: Google Maps. Not to scale - Provided for indicative purposes.

Floor Plans



Floor Plans. Not to scale – provided for indicative purposes only, on site arrangements may differ.

EPC

The property currently has an EPC rating of B (30) - **Link to EPC Certificate**