

We Are Fitzrovia

The Summer Edition

Welcoming our new neighbours



Clinicity

**36 Great Titchfield Street
Fitzrovia W1**

Health

A premium medical and aesthetic clinic that provides a wide range of services.



The Vital Practice

**14 Little Portland Street
Fitzrovia W1**

Beauty

With trusted lab services and wellbeing therapies, the vital practice creates a calming space to optimise your health.



The Gurkhas

110 Great Portland Street

Fitzrovia W1

Food

Modern Nepalese cuisine with authentic flavours and spices which is a rare find in central London!



Night Café

162 New Cavendish Street

Fitzrovia W1

Art Gallery

A new contemporary art gallery which pays homage to the Parisian cafés of the past century.

Arrivals

A selection of recent office moves within our community.



1 Newman Street - 3rd Flr

Fitzrovia W1

Size

7923 Sq ft

Rent

£94.78 (psf)

Tenant

Bazaarvoice Limited

Landlord

GPE



60 Charlotte Street

Fitzrovia W1

Size

11,997 Sq ft

Rent

£93.00 (psf)

Tenant

Coremont

Landlord

Westbrook Partners



77-79 Charlotte Street
Fitzrovia W1

Size

1,653 Sq ft

Rent

£87.50 (psf)

Tenant

Something Blue By Ostro

Landlord

Private Prop Co



75-76 Wells Street
Fitzrovia W1

Size

3,754 Sq ft

Rent

£77.50 (psf)

Tenant

Noe and Associates

Landlord

Private Prop Co

Insights

Commercial

Following a very productive start to the year, Q2 has seen a slowdown in uptake partly due to an abundance of school/bank holidays and a coronation which many company decision makers took advantage of to jet set abroad.

Despite this short period of stagnation, demand remains steady and market rents for high end quality office space remains unaffected.

Bucking the above trend, we have seen an ever increasing demand for retail units in Fitzrovia combined with low supply. We have experienced multiple offers for retail with an exciting array of concepts and independent occupiers. This allows Landlords to cherry pick tenants they feel will best thrive and add value to Fitzrovia's high streets.

LDG Happenings



Having worked the Marylebone residential market for over 20 years Sukey Brecher has joined forces with our sales team in her role as Residential Property Consultant, bringing with her a wealth of knowledge and connections. Sukey represents the buyers and fees are paid for by them and not the seller, ensuring that the buyer has the best possible outcome.

For our clients who have been unable to find their perfect home and require a more tailored search service, please contact sukey@ldg.co.uk or 07831 289 434.

Residential Sales

The residential sales market in Fitzrovia has remained solid and stable over the last quarter.

We've sold an interesting mix of properties (some even at asking price) and have started to take on more properties in Marylebone, thanks to the addition of Sukey Brecher as a consultant. Sukey is a renowned Marylebone sage, recognising the boundaries between Fitzrovia and Marylebone are forever blending, with buyers "getting" and seeking out property on both sides of Great Portland Street.

One noticeable addition has been a large increase in buyers from Israel. Why do you want to swap Mediterranean/ Middle Eastern sunshine for the grey clouds of London we ask? It's about politics and stability, and the knowledge that central London is a good safe haven, especially when it's currently such good value. Plus, there's a massive advantage in living in a neighbourhood that's surrounded by outstanding coffee shops and eateries.

Featured Residential Properties

A selection of properties in Fitzrovia that are currently for sale.

Charlotte Mews

Fitzrovia W1

Size

1522 Sq ft

Asking Price

£3,100,000

Bedrooms

3

Bathrooms

2



Goodge Street

Fitzrovia W1

Size

603 Sq ft

Asking Price

£995,000

Bedrooms

2

Bathrooms

2



Residential Lettings

The lettings market in Fitzrovia continues to gather momentum with an ever-increasing demand from tenants for quality rental properties.

We are now seeing an increase in available property compared to previous years which is positive news. However, the rental prices are continuing to increase compared to the previous year as demand still far outweighs supply.

Potential tenants are now beginning their search earlier this year than in previous years. Previously, renters would begin their search approximately 6 weeks prior to their preferred move date; this year we have seen that increase to 8 or 9 weeks in advance. This is to ensure they can secure a property early and avoid the last-minute scramble for properties which we have seen in previous years.

+17%

Increase vs previously achieved rent.

20/1

Ratio of new applicant registrations vs available properties.

Invest-IN

Several noteworthy transactions took place in this period including...

33 Foley Street

Fitzrovia W1

Size

42, 462 sqft

Type of building

Office

Sale Price

£80,000,000

Buyer

PonteGadea Inmobiliaria SL



38-40 Eastcastle Street

Fitzrovia W1

Size

2,469 sqft

Type of building

Office

Sale Price

£4,400,000

Buyer

Overseas Private Investment Company Ltd



55 Tottenham Court Road

Fitzrovia W1

Size

40, 000 sqft

Type of building

Office

Sale Price

£113,000,000

Buyer

Global Holdings Management Group (UK) Ltd



Scene

Fitzrovia Lifestyle

What's the point of a frozen grape you ask! Well, you're never discover how good the eating sensation is until you've tried it at least once. Then I can guarantee, you're pick up the habit!

The same can be said about living in central London. By central I don't mean "Zone 1" of a TFL tube map. No, I mean right bang in the middle, Monopoly Board addresses! There's so much to take from a West End live style.

Want to know more? - [Check out our blog?](#)

19,967,851 HAVE VISITED Fitzrovia so far this year.

That's a lot of potential new neighbours!

OUR TRIBE



OFFICE AGENCY



RESIDENTIAL LETTINGS



INVESTMENTS



**PROPERTY
MANAGEMENT**



**SERVICED
APARTMENTS**



**RESIDENTIAL
SALES**



Want to know more? Let's talk!

020 7580 1010 - hello@ldg.co.uk - ldg.co.uk - [@ldglondon](https://www.instagram.com/ldglondon)

