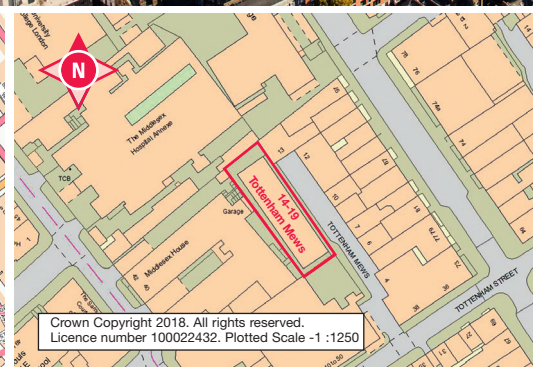
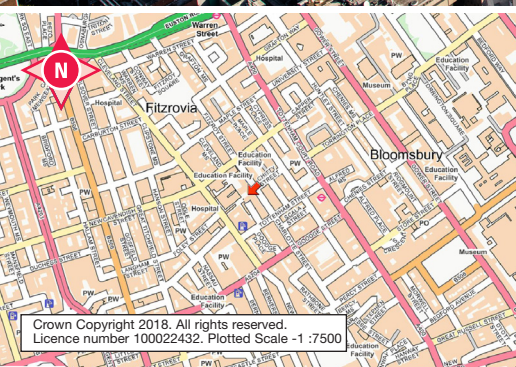


14-19 TOTTENHAM MEWS, LONDON, W1T 4AA

Development opportunity in Fitzrovia

- ◆ Freehold opportunity available with vacant possession.
- ◆ Well located in Fitzrovia with good transport links.
- ◆ Site area of approximately 0.053 hectares (0.13 acres).
- ◆ Existing building over ground and first floors with D1 (Non-residential institution) use extending to 707 sq m (7,606 sq ft) GIA.
- ◆ Potential for redevelopment and alternative uses, subject to necessary consents.



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Location

The property is located in the London Borough of Camden on Tottenham Mews in Fitzrovia. Tottenham Mews is located near to Charlotte Street with its popular bars and restaurants.

A number of underground stations are within walking distance including Goodge Street (Northern line), Warren Street (Northern & Victoria line) and Tottenham Court Road (Northern & Central line) which will benefit from Crossrail services in late 2018.

Description

The existing property comprises a 1970's modular building arranged over ground and first floors. The property was last occupied c. 10 years ago and used as a mental health resource centre.

Areas

The site extends to 0.13 acres (0.053 ha) and the buildings extend to 7,606 sq. ft. (707 sq. m) GIA. Floorplans are available on the dedicated website.

Planning Summary

The current lawful planning use of the property is considered to be D1 (Non- Residential Institutions) use. The property has extant consents (planning references 2012/5306/C and 2012/4786/P) from 2012 for the demolition of the existing building and construction of a 5 storey building including basement for a mental health resource centre (D1 use) and 6x1 bed bedrooms (C2 use).

The site is identified in the Fitzrovia Area Action Plan as a site where medical / healthcare uses (D1 Use) are preferred, and where residential development (C3 use) is considered it should be matched (in terms of floor area) by non-residential uses, so that a mixed use scheme comes forward.

The property lies within the Charlotte Street Conservation Area, and the Local Plan policies map identifies designated views (towards St Paul's Cathedral and the Palace of Westminster) across the site.

There are rights to light considerations that are required to be taken into consideration in the redevelopment of the site.

Further information on the planning potential is available on the dedicated website including a planning statement, rights to light exercise and massing study.

Fixtures and fittings

Any items of furniture or other items left in the properties will become the responsibility of the purchaser on completion.

Services

It is the responsibility of prospective purchasers to ensure that services are available and adequate for the property.

EPCs

The EPC is available on the dedicated website.

Inspection

The property may be inspected by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Legal Title & Tenure

All pertinent legal information is available on the dedicated website. The property is offered freehold with vacant possession and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Method of Sale

The freehold interest is offered for sale with vacant possession. Please refer to the dedicated website for information on the method of sale. The deadline for bids is by 12 noon on Friday 2nd March 2018.

Further Information

Further information is available on the dedicated website: www.inst.knightfrank.com/tottenhammews

VAT

The Property is not elected for VAT purposes.

Contact

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Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: January 2018.

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