

114 CLEVELAND STREET

Fitzrovia



LDG

A RARE AND UNIQUE OPPORTUNITY TO
PURCHASE A FREEHOLD IN FITZROVIA - 2
VACANT UNITS - UPPER FLOOR RESIDENTIAL
UNITS SOLD OFF



















DESCRIPTION

Suitable for owner occupiers and investors.

A rare and unique opportunity to purchase a freehold in Fitzrovia which provides a ground floor commercial unit and a self-contained one bedroom apartment in the lower ground floor. Both premises has been modernised with wood flooring and spotlighting, utilising micro interior design initiatives to optimise the usable space. The commercial premises also benefits from an attractive window frontage that offers brand exposure on a destination retail thoroughfare.

HIGHLIGHTS

- Rare Freehold Opportunity
- Vacant Ground Floor Office / Showroom
- Vacant One Bedroom Apartment
- Ground Floor Window Frontage
- High Quality Micro Design Finish
- Fitted With Private Office Or Meeting Room
- Wood Flooring
- Fully Integrated Kitchen With Induction Hob
- Full Bathroom In Both Units

COMMERCIAL PLANNING USE

Class E – Suitable for, retail, showroom, offices, medical, educational and leisure uses.

GUIDE PRICE

£1,000,000 - subject to contract.

TENURE

Freehold. There are three flats on the upper floors, two of which are sold off at peppercorn ground rents, and the third at £200 per annum.

ESTIMATED RENTAL VALUES

Ground Floor (Commercial) - £22,500 pax
Lower Ground Floor (Residential) - £24,700 p/a

VAT

The property is NOT elected for VAT.

VIEWING

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

BUSINESS RATES

Rateable Value - £19,000
Rates Payable - £9,481 p.a. (subject to discretionary relief)

PARKING

Just Park, Regents Park - 2 mins

COMMUTE

Great Portland Street - 1 min
Warren Street - 2 mins
Goodge Street - 6 mins
Tottenham Court Road - 10 mins

FOODIE HOTSPOTS

- Bento Ya - Miel
- Passyunk Avenue - Caravan

LIQUID LUNCH

- The Remedy Wine Bar - Smugglers Tavern
- The Albany - The Grafton Arms

A STRETCH AWAY

- Pure Gym - F45
- Fitness First - Flow LDN

FURTHER INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Demise	Size	sq ft	sq m	Availability
Ground	397 sq ft	397	36.88	Available
Lower Ground	425 sq ft	425	39.48	Available
Total		822	76.36	

Ready to talk?



**HARRISON
EAGLES**

DD: 0207 290 0599
M: 07940 930 930
E: harrison@ldg.co.uk



**DANIEL
CASTLE**

DD: 0207 290 0590
M: 07502 224 861
E: daniel@ldg.co.uk



**DAVID
CALDEIRA**

DD: 020 7580 1010
M: 07368 222 545
E: david@ldg.co.uk

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

114 Cleveland Street

