



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





114 Cleveland Street











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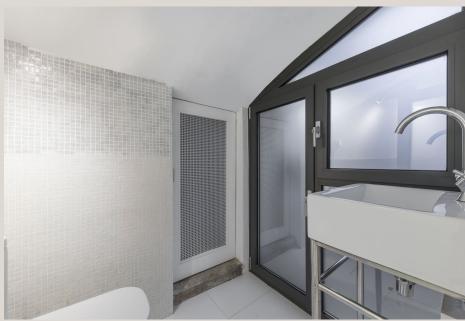


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DESCRIPTION

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 personcontact 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.



| 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 | |





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