

114 CLEVELAND STREET

Fitzrovia



LDG









DESCRIPTION

Suitable for owner occupiers and investors.

A rare and unique opportunity to purchase a virtual freehold in Fitzrovia which provides a ground floor commercial unit suitable for a variety of uses. The 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 Purchasing Opportunity
- Vacant Ground Floor Office / Showroom
- 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 Suite With Shower

COMMERCIAL PLANNING USE

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

GUIDE PRICE

£475,000 - subject to contract.

TENURE

Virtual Freehold (999-years) at a peppercorn ground rent.

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.

ESTIMATED RENTAL VALUES

Ground Floor (Commercial) - £22,500 pax

FURTHER OPPORTUNITY

There is a further opportunity to purchase a one bedroom residential apartment in the lower ground floor which is available for £525,000.

BUSINESS RATES

Rateable Value - £19,000

Rates Payable - £9,481 p.a. (supporting small business 2023 relief)

COMMUTE

Great Portland Street - 1 min

Warren Street - 2 mins

Goodge Street - 6 mins

Tottenham Court Road - 10 mins

PARKING

Just Park, Regents Park - 2 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.

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Schedule of Accommodation

| Demise | Size | sq ft | sq m | Availability |
|--------------|-----------|------------|--------------|--------------|
| Ground | 397 sq ft | 397 | 36.88 | Available |
| Total | | 397 | 36.88 | |

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 4513 6756
M: 07368 333 545
E: david@ldg.co.uk

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

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