

**RARE MIXED-USE INVESTMENT / DEVELOPMENT OPPORTUNITY**  
**FOR SALE****DESCRIPTION**

A prominent corner four-story mixed-use building measuring a total of 7,419 sq. ft with retail / showroom premises on the ground, basement, and part 1<sup>st</sup> floors, offices on part 1<sup>st</sup> and 2<sup>nd</sup> floors, with 3x self-contained flats on the 3<sup>rd</sup> floor.

**LOCATION**

The building occupies a prominent corner position on the south side of Euston Road, benefitting from triple frontage with 3x entrances on Euston Road, Fitzroy Street and Warren Street.

The building is exceptionally well connected with Warren Street and Euston Square Underground stations located very near by providing access to Victoria, Northern, Hammersmith & City, Metropolitan and Circle Lines. Euston Mainline and Underground station (Victoria, Northern Lines) and Euston Square Underground Station (Circle, Hammersmith, Metropolitan lines) are all within a 5-minute walk. The King's Cross St Pancras transport hub is also within easy reach, connecting six London Underground lines with two further national mainline railway stations and international high-speed rail.



# 58-60 Fitzroy Street London W1T 5BU

## INVESTMENT SUMMARY

- A prominent corner four-story mixed-use building with three separate entrances on Euston Road, Fitzroy Street and Warren Street.
- Multi let with retail / showroom premises on the ground, basement, and part 1<sup>st</sup> floors. Office use on part 1<sup>st</sup> and 2<sup>nd</sup> floors, with 3x self-contained flats on the 3<sup>rd</sup>.
- Strategically located within Fitzrovia in London's Knowledge Quarter.
- Opportunity to explore alternative uses with significant development potential (STPP) given the building's proximity to London's internationally renowned life science cluster and world-class educational institutions.
- Future proofed asset with an EPC rating of B – 47.
- Ideal for owner occupiers or investors.

## TENANCY & ACCOMMODATION

<u>RETAIL UNIT</u>		
<u>Floor</u>	<u>Size</u>	<u>Status</u>
Part 1 <sup>st</sup> North	651 sq. ft (60.5 sq. m)	It is the Vendor's preference to remain in occupation of the retail element on the basement, ground, and part 1 <sup>st</sup> north floors on a new lease basis for a period of 5 years, subject to terms to be agreed.
Ground	1,842 sq. ft (171.1 sq. m)	
Basement	1,680 sq. ft (156.1 sq. m)	
<b>Total Net Internal Floor Area</b>	<b>4,173 sq. ft (387.7 sq. m)</b>	

<u>OFFICE</u>			
<u>Floor</u>	<u>Size</u>	<u>Term</u>	<u>Rent</u>
Part 1 <sup>st</sup> South	620 sq. ft (57.6 sq. m)	A lease to expire on 30 <sup>th</sup> June 2026. Outside of the Act.	£28,500 per annum
2 <sup>nd</sup> floor Entire	1,188 sq. ft (110.4 sq. m)	A lease to expire on 30 <sup>th</sup> June 2026. Outside of the Act.	£36,750 per annum
<b>Total Net Internal Floor Area</b>	<b>1,808 sq. ft (168.0 sq. m)</b>		<b>£65,250 per annum</b>

<u>RESIDENTIAL</u>			
<u>Floor</u>	<u>Size</u>	<u>Term</u>	<u>Rent</u>
3 <sup>rd</sup> floor 2-bedroom flat	727 sq. ft (67.5 sq. m)	Vacant	/
3 <sup>rd</sup> floor 1-bedroom flat	353 sq. ft (32.8 sq. m)	Vacant	/
3 <sup>rd</sup> floor 1-bedroom flat	358 sq. ft (33.3 sq. m) (measurement to be confirmed)	AST for a term to expiry 14 <sup>th</sup> July 2024 or 2 months mutual break	£21,567 per annum
<b>Total Gross Internal Floor Area</b>	<b>1,438 sq. ft (133.6 sq. m)</b>		<b>£21,567 per annum</b>



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View from the corner of Fitzroy Street and Warren Street



## TENURE

The property is held Freehold under Title Number - [NGL674720](#)





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## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

## EPC

B-47

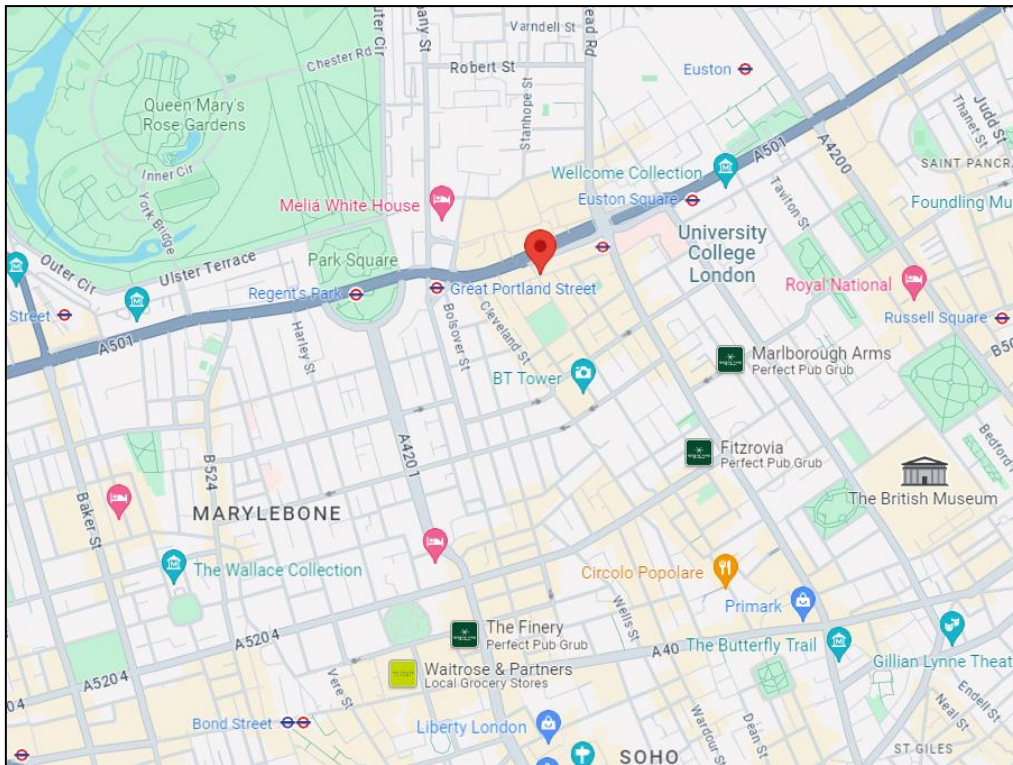
## VAT

The building is NOT elected for VAT.

## PRICE

**Offers in Excess of £6.75m, subject to contract, for the benefit of the Freehold interest with the existing tenancies.**

It is the Vendor's preference to remain in occupation of the retail element on the basement, ground, and part 1<sup>st</sup> floor north, on a new lease basis for a period of 5 years, subject to terms to be agreed.



Viewings by arrangement through sole agents, Noble Harris

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