



RIB

ROBERT IRVING BURNS

87-89 GREAT PORTLAND STREET

LONDON W1

**SELF-CONTAINED CENTRAL LONDON CLASS E PREMISES
FOR SALE & TO LET**

OFFERED WITH FULL VACANT POSSESSION, SUITABLE FOR RETAIL,
OFFICE & SHOWROOM USES



EXECUTIVE SUMMARY

- Central London opportunity, offered with full vacant possession.
- Self-contained, with separate access to lower ground floor.
- Strategically placed on Great Portland Street in the heart of London's West End.
- Attractive well configured unit, arranged over lower ground and ground floors.
- 3,705 sqft GIA / 2,860 sqft NIA.
- Offers are invited for the long leasehold interest.

LOCATION

The property is located on the west side of Great Portland Street, near the intersection with Riding House Street and Langham Street. Nearby, Charlotte Street offers an array of popular restaurants, and the famous shops on Oxford Street (about 0.4 miles away) and Regent Street (c.0.7 miles) are easily accessible.

Excellent transport links are available from the nearby underground stations at Goodge Street (c.0.6 miles), Oxford Circus (c.0.7 miles), and Tottenham Court Road (c.0.6 miles).

CONNECTIVITY

WATERLOO

05
mins



VICTORIA

04
mins



CHARING CROSS

06
mins



PADDINGTON

05
mins



LIVERPOOL STREET

14
mins



KING'S CROSS ST PANCRAS

08
mins



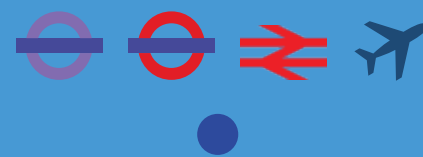
CANARY WHARF

23
mins



HEATHROW

38
mins

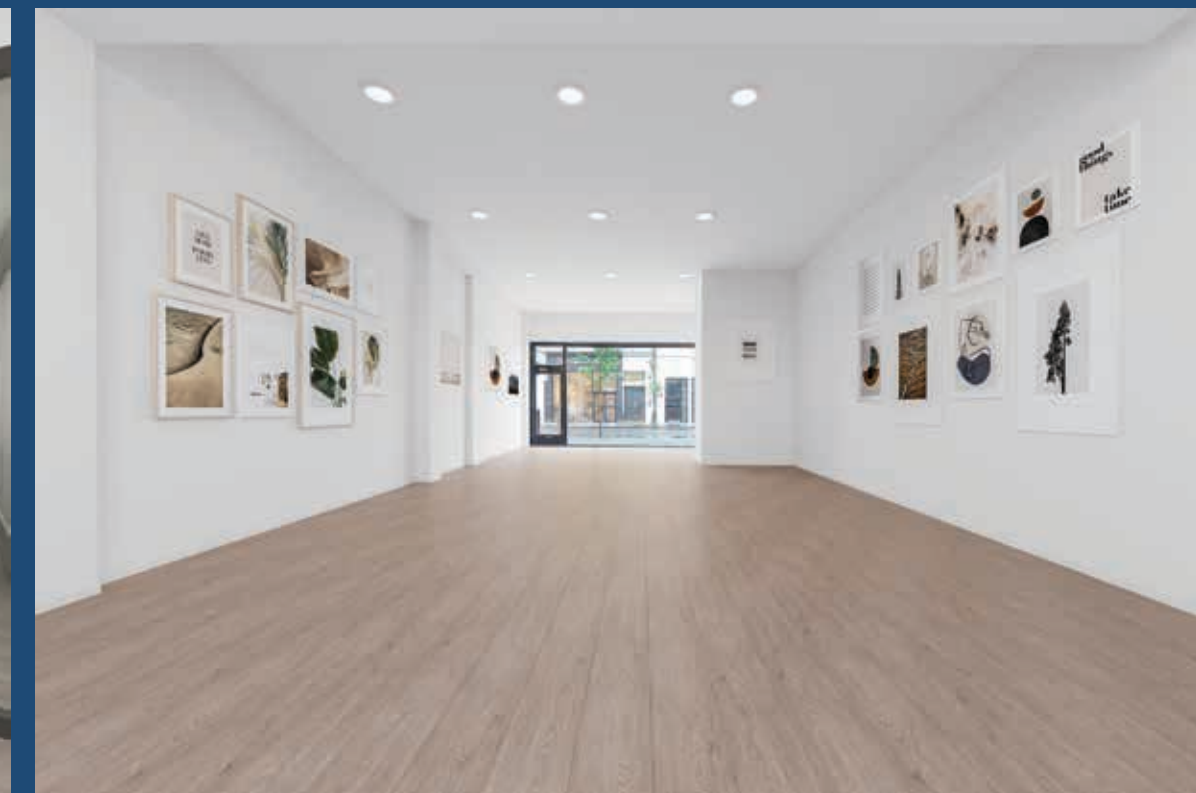


DESCRIPTION

The premises comprises a well configured self-contained unit arranged over ground and lower ground floors. The ground floor provides the main trading/ operating space with good ceiling heights, window frontage and internal staircase leading down to the lower ground floor. The lower ground floor benefits from it's own separate access from street level and consists of lower ground trading/ operating space, storage facilities, WC's and a kitchen. The property was originally built in the 1960's with residential flats on the upper parts which do not form part of the sale.

The property is offered with full vacant possession.

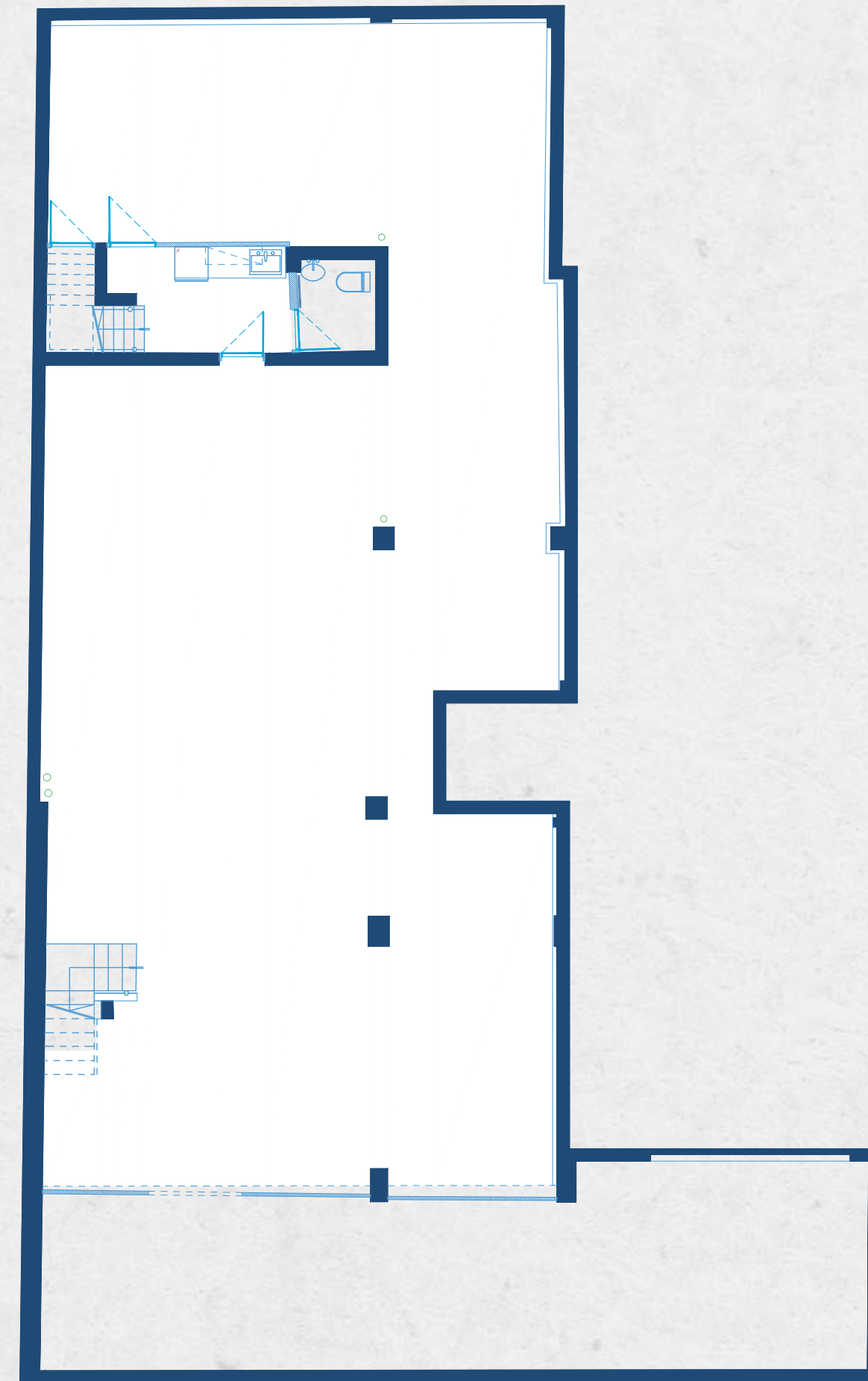
The property benefits from E Use Class and is well suited for owner occupation.



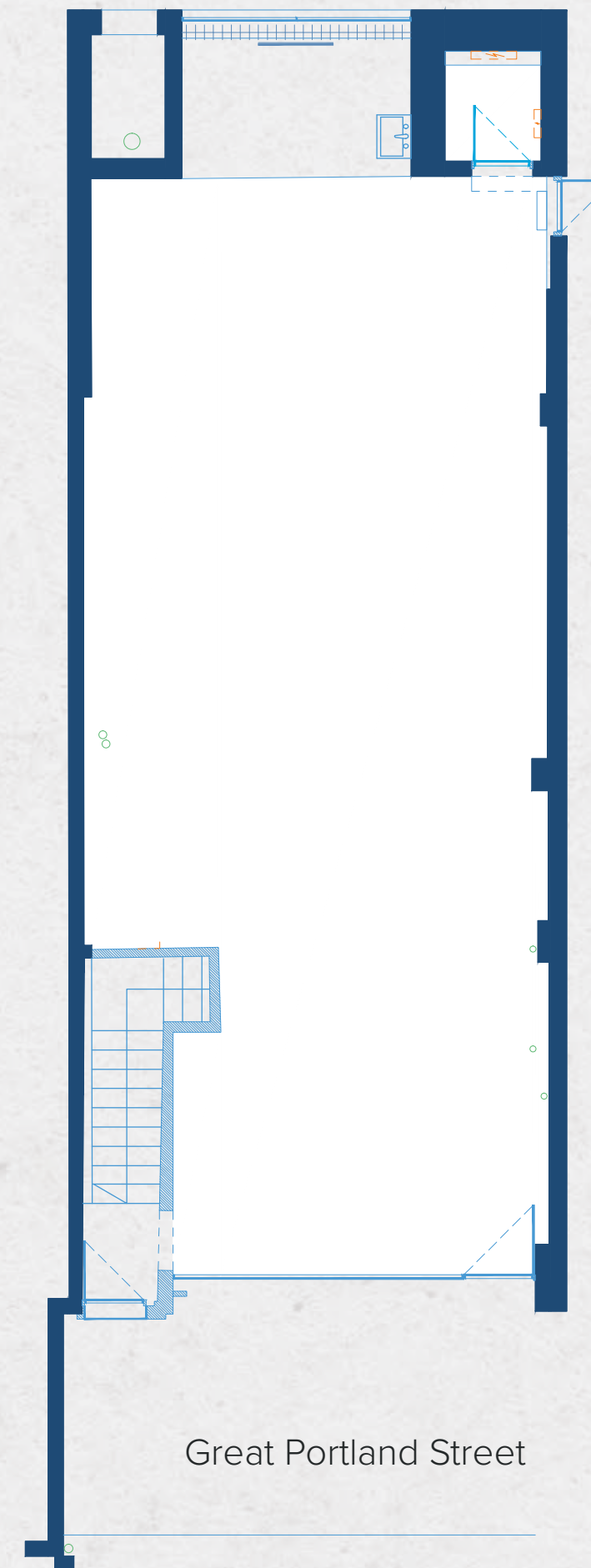
CGI's denoting indicative occupier layout.

FLOOR PLANS

Not to scale.



LOWER GROUND FLOOR



GROUND FLOOR

TENURE

The asset is held Long-Leasehold, under the follow Title Number: **NGL734056**

ACCOMMODATION

FLOOR	SQ.FT (NIA)	SQ.M (NIA)	SQ.FT (GIA)	SQ.M (GIA)
GROUND	926	86	1,094	101.6
LOWER GROUND	1,934	179.7	2,611	242.6
TOTAL	2,860	265.7	3,705	344.2

INDICATIVE OFFICE LAYOUT PLANS

Not to scale.



LOWER GROUND FLOOR



GROUND FLOOR

PROPOSAL

Offers are invited for the benefit of the Long-Leasehold Interest.

TENURE

Long Leasehold for a term of 99 years from 29th September 1978 with approximately 53 years unexpired.

PRICE

Upon Application.

RENT

£125,000 pax.

VAT

The property is not elected for VAT.

EPC

D-79.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.
July 2024.

CONTACTS

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'. The letters are white and set against a dark blue background.

ROBERT IRVING BURNS