

# I Scala Street, Fitzrovia, London W1T

Rare corner freehold available in the heart of Fitzrovia. Offers invited in excess of £1,175,000

Period freehold property formally part of the Pollocks Toy Museum. The building commands a prominent corner position on the corner of Scala and Whitfield Street. The overall size is 2095 sq ft GIA (194 sq m) or 1465 sq ft NIA (136 sq m).



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## Description

The usage for this property is classified as Shop and Premises however it operated as a toy shop on the ground floors and a museum on the upper floors.

I Scala Street is Grade II listed.

It interconnects on the ground floors and on the third to second floor with the property at 41 Whitfield Street which can be bought separately.

The property is arranged over the basement, ground, first, second and third floors.

It has been in family ownership since 1987.

We are inviting offers in excess of £1,175,000 for the vacant Freehold interest.

Hudsons in their own right as agents for the vendor/lessor of this property give notice that: these particulars are a general outline only for prospective purchasers/tenants and do not constitute part of an offer or contract; all descriptions, dimensions and references are given in good faith but neither Hudsons nor the vendor/lessor accept responsibility for any error they may contain; purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise; Hudsons can give no further representation or warranty in relation to this property; unless otherwise stated, all prices/rents are quoted exclusive of VAT.



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## Floorplan

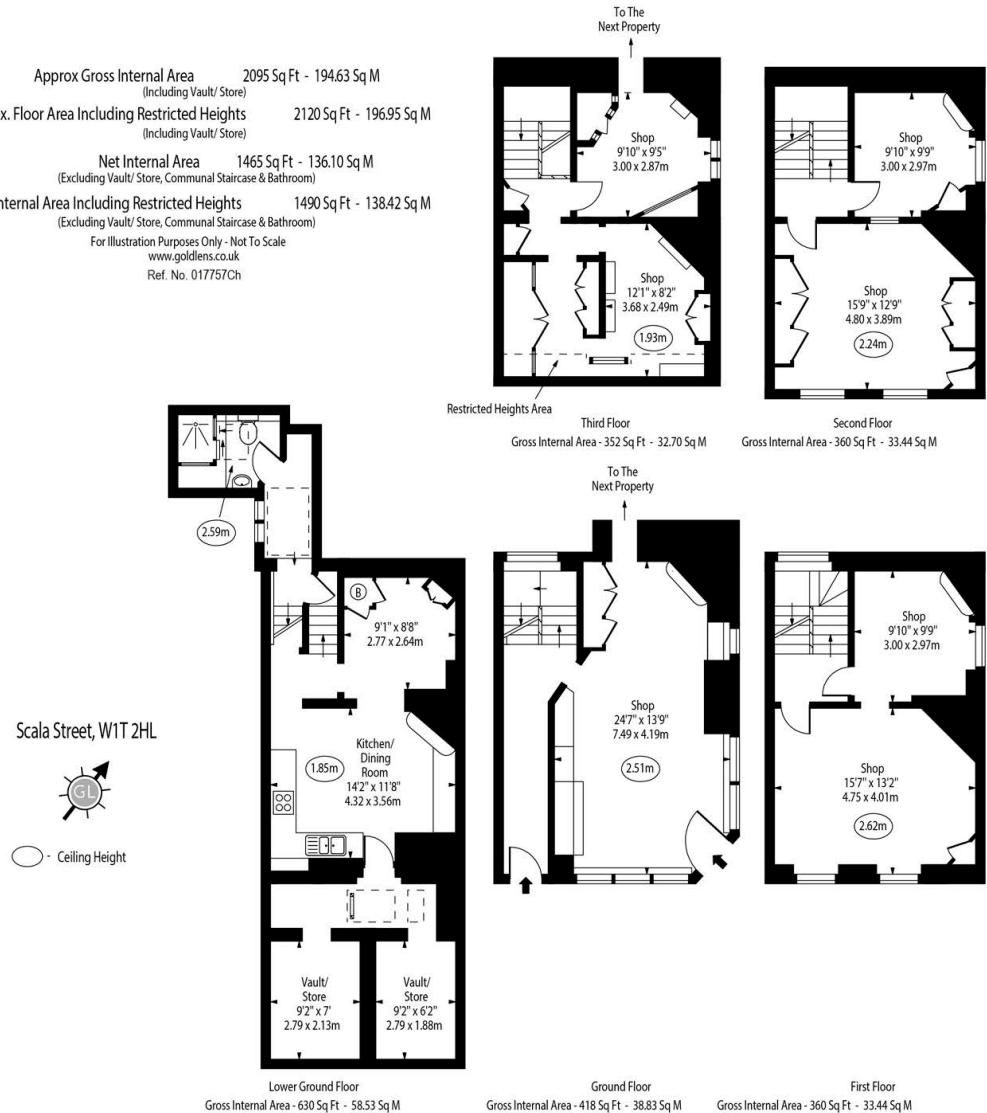
Approx Gross Internal Area 2095 Sq Ft - 194.63 Sq M  
(Including Vault/ Store)

Approx. Floor Area Including Restricted Heights 2120 Sq Ft - 196.95 Sq M  
(Including Vault/ Store)

Net Internal Area 1465 Sq Ft - 136.10 Sq M  
(Excluding Vault/ Store, Communal Staircase & Bathroom)

Net Internal Area Including Restricted Heights 1490 Sq Ft - 138.42 Sq M  
(Excluding Vault/ Store, Communal Staircase & Bathroom)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 017757Ch

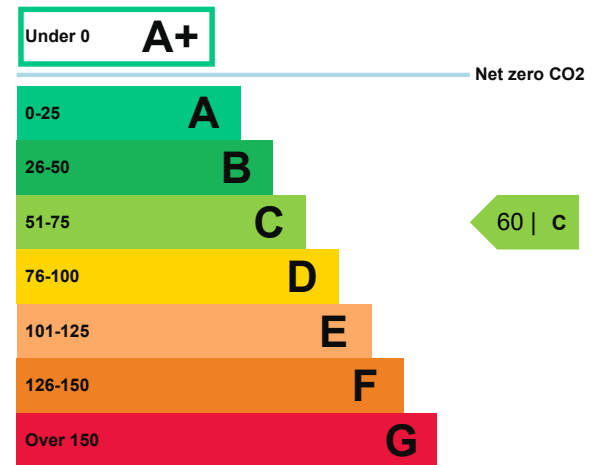


## Term

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## EPC rating

The property's current energy rating is C



## Please contact

Jon Hudson

T. 020 7631 8702

M. 07973 622660

jon@hudsonsproperty.com



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