



# 18 NEWMAN STREET

FITZROVIA, LONDON W1

MIXED USE FREEHOLD

**FOR SALE**

RIB

ROBERT IRVING BURNS

## EXECUTIVE SUMMARY

- Freehold interest comprising 3,373 sq ft across the Ground, Lower Ground, First and Second Floors, together with a 1,206 sq ft sold-off duplex.
- Income-producing commercial premises on the Ground with 1,152 sq ft of the Lower Ground Floor available with vacant possession and access to a 217 sq ft private roof garden.
- Two apartments on the First and Second Floors are currently let, with the top duplex subject to a long lease with 105 years unexpired.
- Additional vault space.
- Offers invited for the Freehold interest (price on application), subject to the long leasehold interest of the Third and Fourth Floors.



# LOCATION

Situated in the heart of London’s vibrant and creative Fitzrovia, the property occupies a prominent position on Newman Street, close to its junction with Eastcastle Street. The area is well served by excellent transport connections, with Tottenham Court Road Station (Elizabeth, Central and Northern lines) approximately 7 minutes’ walk and Goodge Street Station (Northern line) around 6 minutes’ walk. Oxford Circus and Warren Street stations are also within easy reach.

Fitzrovia is home to a diverse mix of occupiers and landmark destinations. Nearby you will find The Charlotte Street Hotel, Heals on Tottenham Court Road, the acclaimed Berners Tavern restaurant, and Estée Lauder’s London offices, Fitzrovia is also home to The Newman, which was recently awarded Best Hotel at the 2026 Boutique Hotelier Awards. The hotel reached 100% occupancy within just five months of opening and has since earned a Michelin Key, as well as being named London Hotel of the Year by The Times.



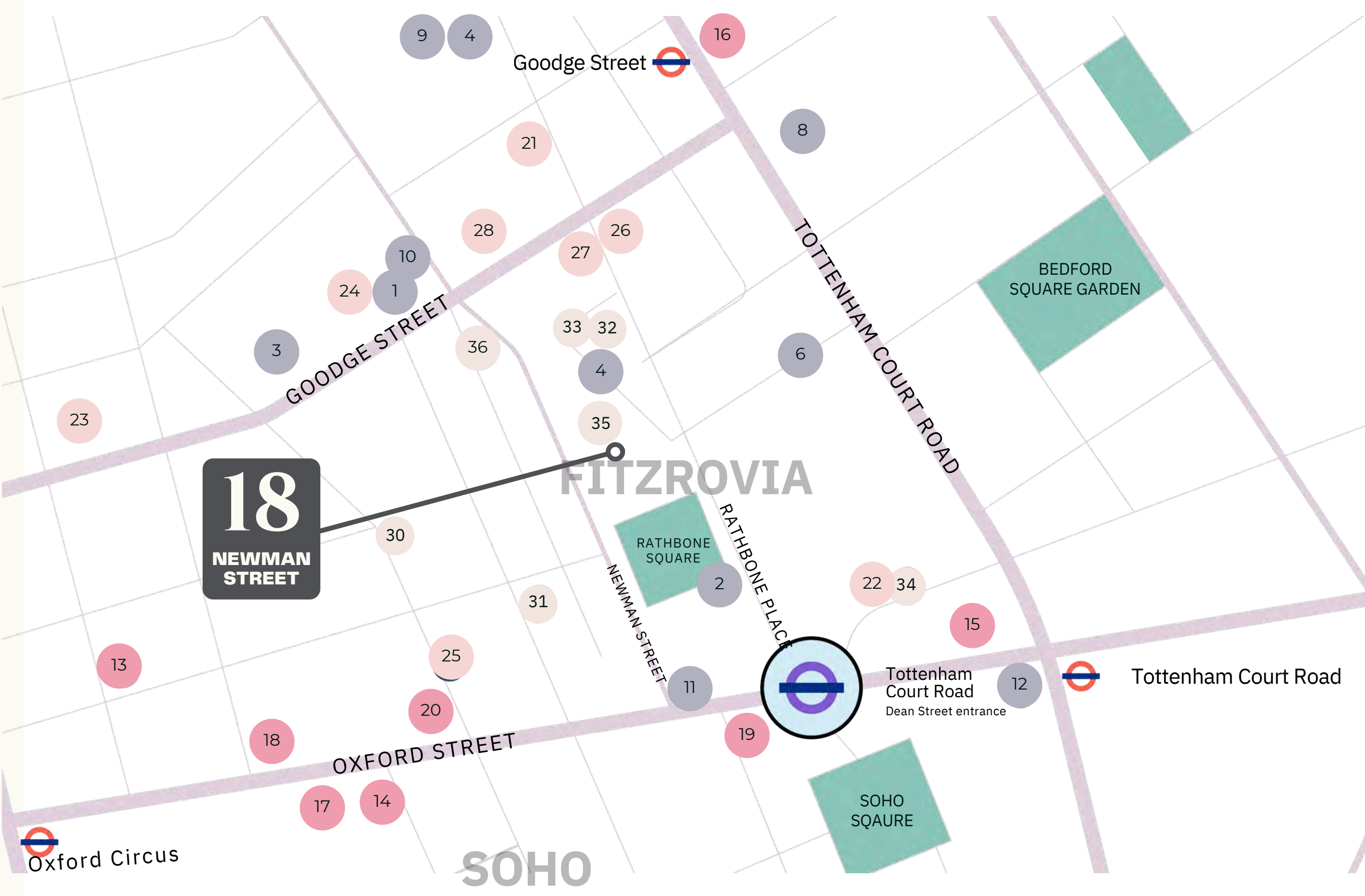
Estée Lauder HQ



Charlotte Street Hotel



Berners Tavern



## Offices

- 1. Estée Lauder
- 2. Meta
- 3. Bakkavor Group
- 4. Atomico ventures
- 5. Saatchi & Saatchi
- 6. Fremantle Media & Talkback Thames
- 7. Gardiner & Theobald
- 8. Dennis Publishing
- 9. Arup
- 10. Gerald Eve
- 11. BNP Paribas Exane
- 12. G-Research

## Retailers

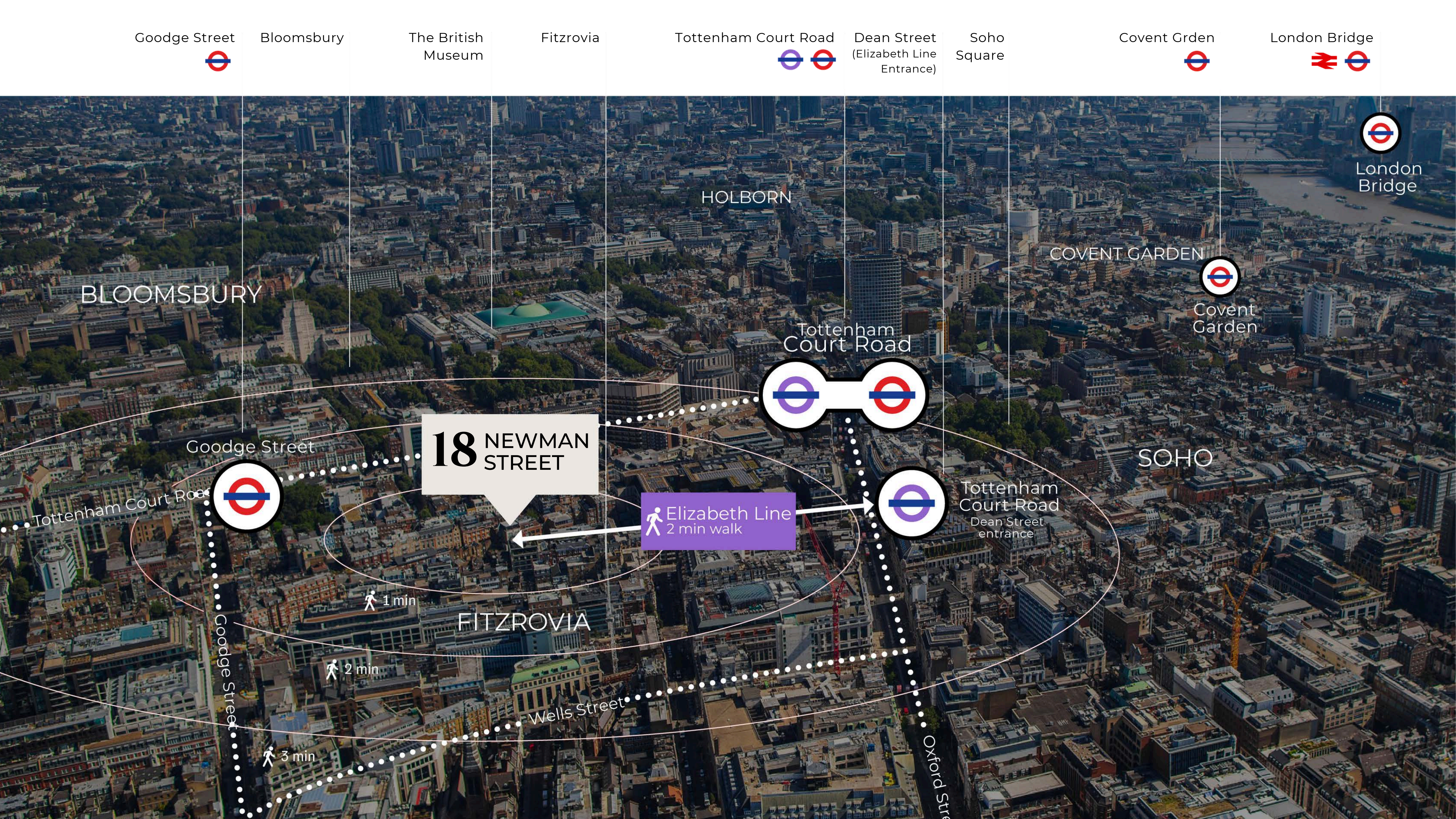
- 13. All Saints
- 14. M&S
- 15. Primark
- 16. Heal's
- 17. Estée Lauder
- 18. Urban Outfitters
- 19. Zara
- 20. UNIQLO

## Restaurants

- 21. Gaucho
- 22. Hakkasan
- 23. Riding House Café
- 24. The Arber Garden
- 25. Berners Tavern
- 26. Pied à Terre
- 27. Roka
- 28. Salt Yard

## Hotels

- 30. Sanderson
- 31. London Edition
- 32. Charlotte Street Hotel
- 33. Rathbone Hotel
- 34. The Bloomsbury
- 35. The Mandrake
- 36. The Newman



Goodge Street

Bloomsbury

The British  
Museum

Fitzrovia

Tottenham Court Road

Dean Street  
(Elizabeth Line  
Entrance)

Soho  
Square

Covent Grden

London Bridge

BLOOMSBURY

HOLBORN

COVENT GARDEN

London  
Bridge

Covent  
Garden

SOHO

FITZROVIA

18 NEWMAN  
STREET

Elizabeth Line  
2 min walk

1 min

2 min

3 min

Wells Street

Oxford Street

# DESCRIPTION

The subject property comprises a Freehold building arranged over Lower Ground, Ground & Four upper floors.

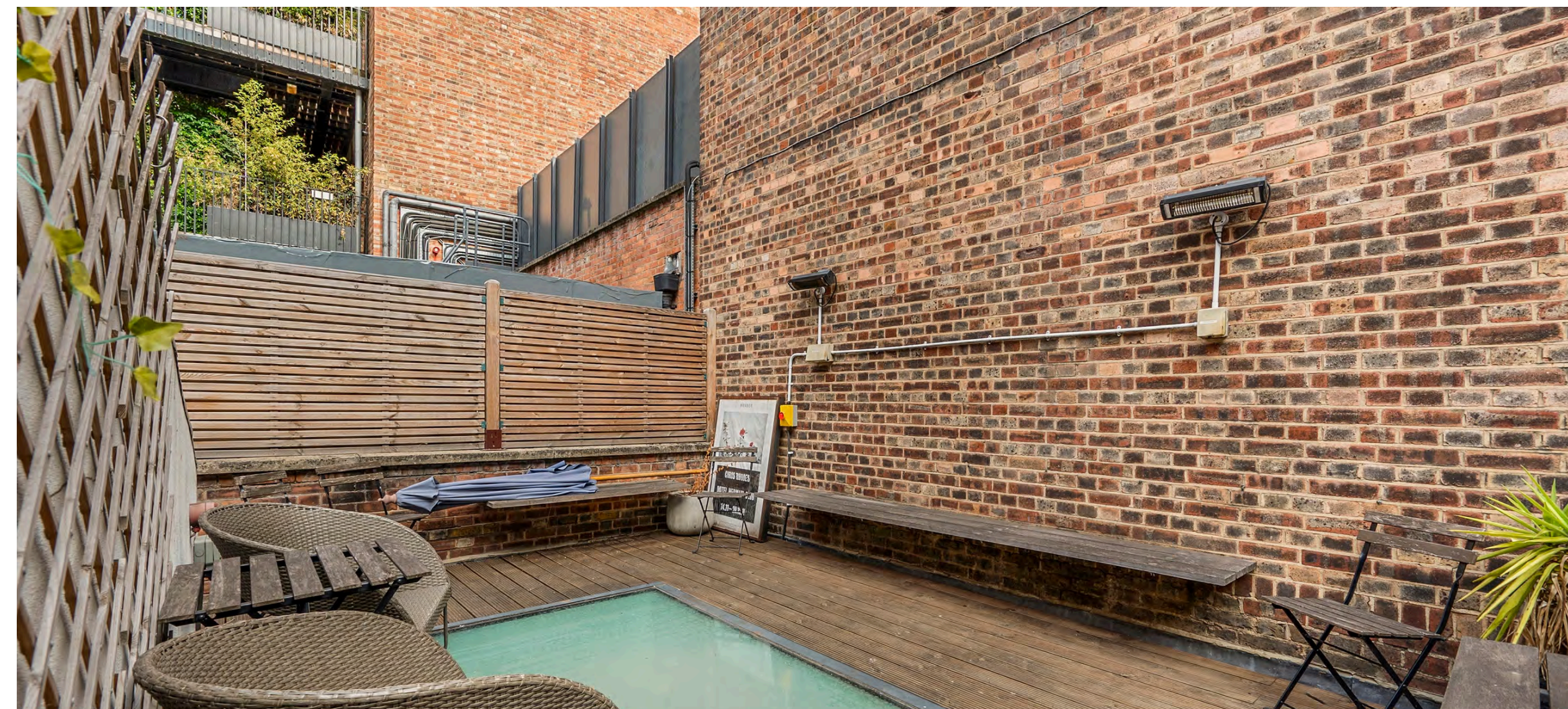
The Lower Ground floor provides excellent Class E space with a double height area to the rear and access to a private roof garden at first floor level.

The Ground floor provides income producing Class E accommodation and benefits from window frontage to Newman St.

The First floor comprises a beautiful 2 bed apartment with outside area, whilst the Second floor comprises a 1 bed apartment with terrace.

Both flats are let and income producing.

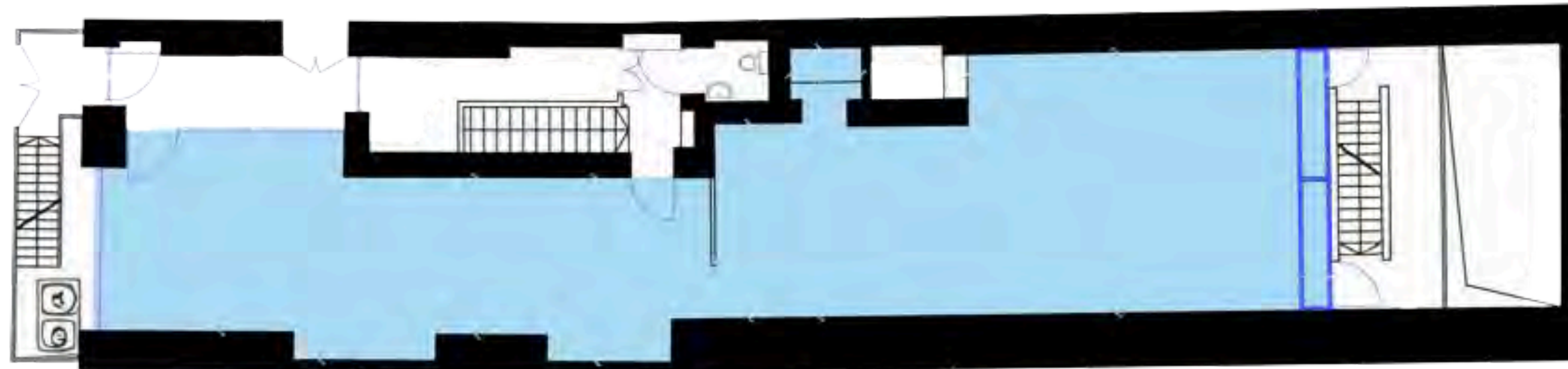
The Third & Fourth floors comprise a duplex apartment which is subject to a long lease expiring in 2131.





# COMMERCIAL FLOOR PLANS

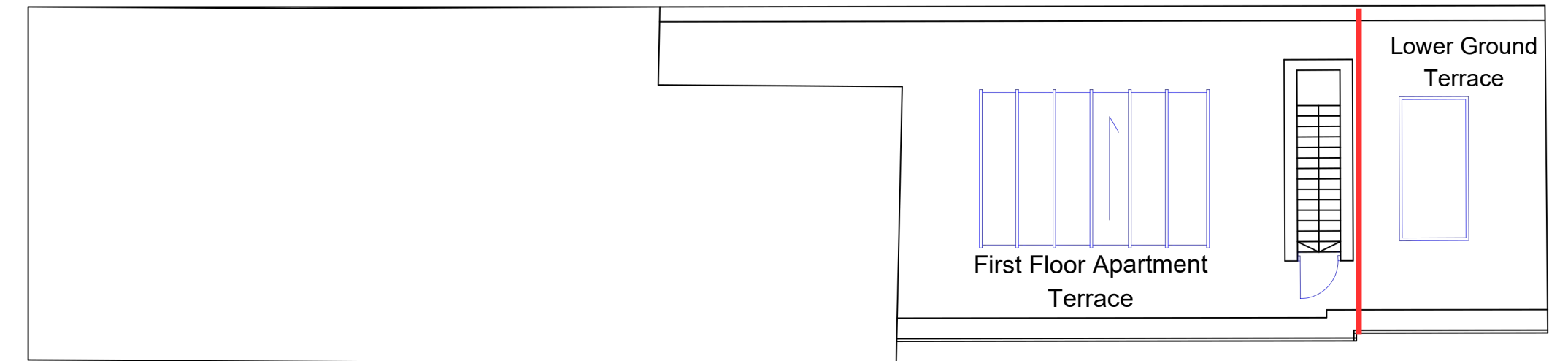
Newman Street



Ground Level



Lower Ground



Roof Terrace

*These floor plans are for indicative purposes only and are not to be relied upon.*

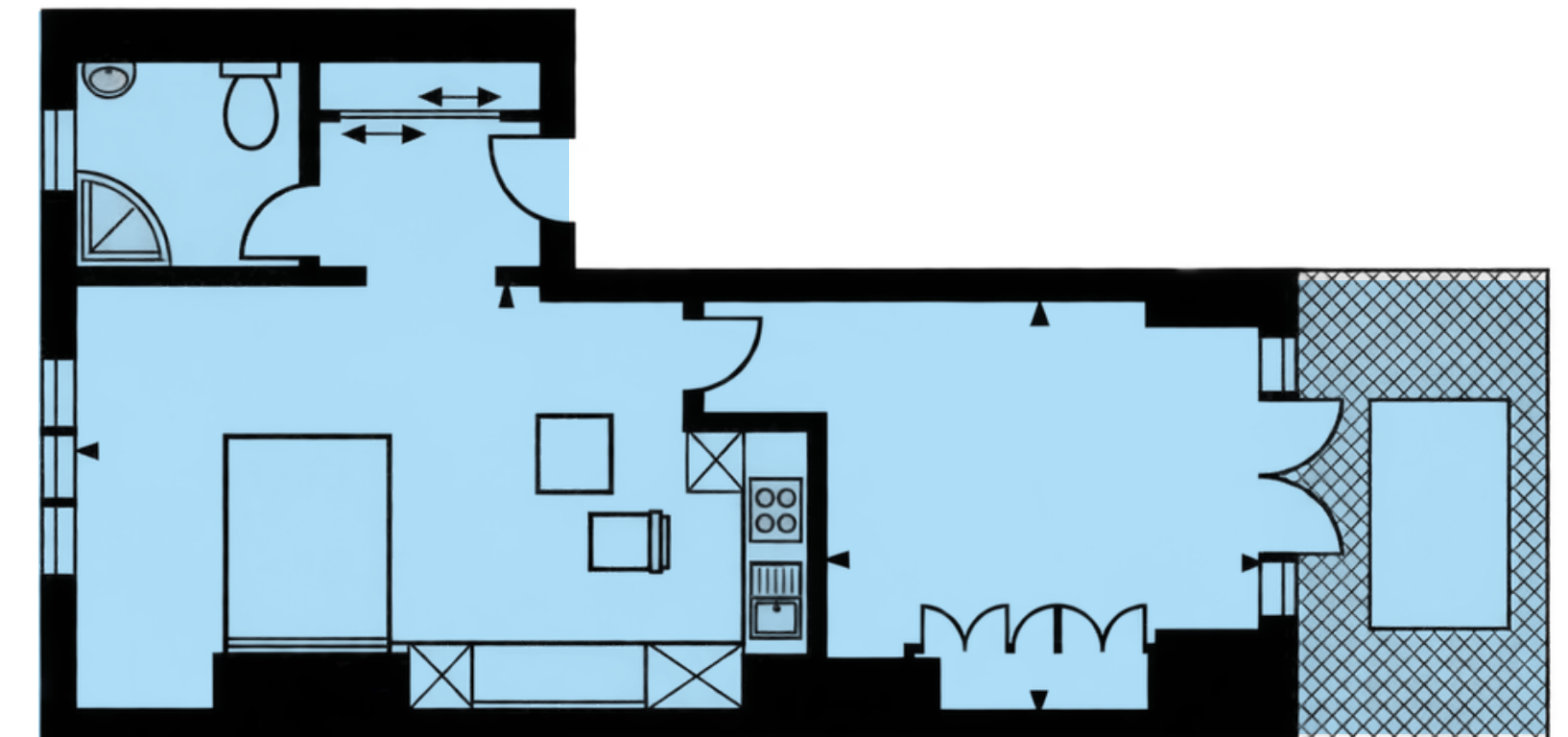


# RESIDENTIAL FLOOR PLANS

Newman Street



First Floor



Second Floor

*These floor plans are for indicative purposes only and are not to be relied upon.*

# ACCOMMODATION & TENANCY SCHEDULE

## Existing Accommodation

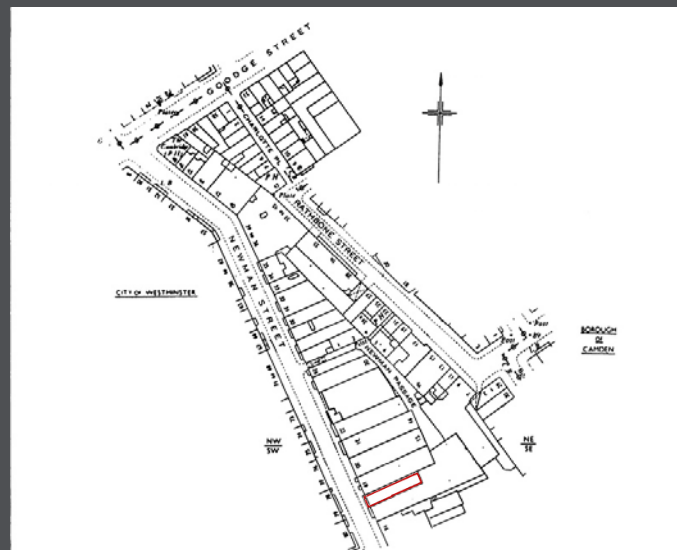
| Floor                               | Floor Area            | Tenant                              | Lease / Agreement                            | Rent       |
|-------------------------------------|-----------------------|-------------------------------------|----------------------------------------------|------------|
| 3rd & 4th Duplex Apartment          | 1,206 sqft            | Private Individuals                 | Until 2131                                   | N/A        |
| 2nd Floor                           | 555 sqft              | Private Residential Tenant          | Until April 2027                             | £47,000 pa |
| 1st Floor                           | 722 sqft              | Private Residential Tenant          | Until August 2027                            | £52,000 pa |
| Ground                              | 943 sqft              | Surgical Healthcare Limited via MYA | Until June 2031, with a Tenant break in 2029 | £92,500 pa |
| Lower Ground + Private Roof Terrace | 1,152 sqft + 217 sqft | Vacant Possession                   | N/A                                          | —          |
| Vault 1                             | 34 sqft               | Surgical Healthcare Limited         | Until March 2027                             | £7,200 pa  |
| Vault 2                             |                       | Vacant                              | —                                            | —          |
| Total                               | 3,992                 |                                     |                                              | £198,700   |

## PRICE

Upon Application. Offers are invited for the benefit of the Freehold interest (stc).

## TENURE

The property is held Freehold, subject to the Long Leasehold interest of the duplex apartment on the 3rd & 4th floors, with approximately 105 years remaining.



## VAT

The property is not VAT elected.

## EPC

Available Upon Request.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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.

● ● ————— W W W . R I B . C O . U K —————

## FOR FURTHER INFORMATION CONTACT:

● ● **Damien Field**

● 07956 125 543

Damien@rib.co.uk

● ● **Tino Antoniou**

● 07943 744 534

Tino@rib.co.uk

● ● **Charlie Boyce**

● 07990 045 479

Charles.b@rib.co.uk

RIB

ROBERT IRVING BURNS