

● — 51-52 — ●

TOTTENHAM COURT ROAD

PRIME MIXED USE RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

London, W1T

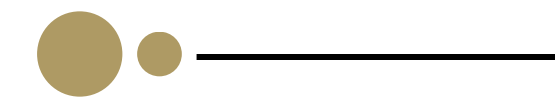
Freehold For Sale

EXECUTIVE SUMMARY

- Prime mixed-use Freehold situated on Tottenham Court Road within Fitzrovia.
- Excellent communication links, with Goodge Street (Northern Line) and Tottenham Court Road (Central, Northern and Elizabeth Line) both within a few minutes walking distance.
- The building is well located on the western side of Tottenham Court Road, between the junctions of Goodge Street and Windmill Street.
- Total floor area 6,828 sq ft (644.5 sqm).
- The property comprises Two Class E Retail premises on Ground & Basement with seven residential apartments above.
- Current passing rent on the commercial element of £122,500 equating to a highly reversionary blended rate of £48 psf.
- The residential element is fully let, producing £292,000 pa.
- Total rent for the building is £414,500 pa.
- £6,500,000 (Six Million & Five Hundred Thousand Pounds) for the Freehold interest equating to an overall capital value of £952 per sq. ft.



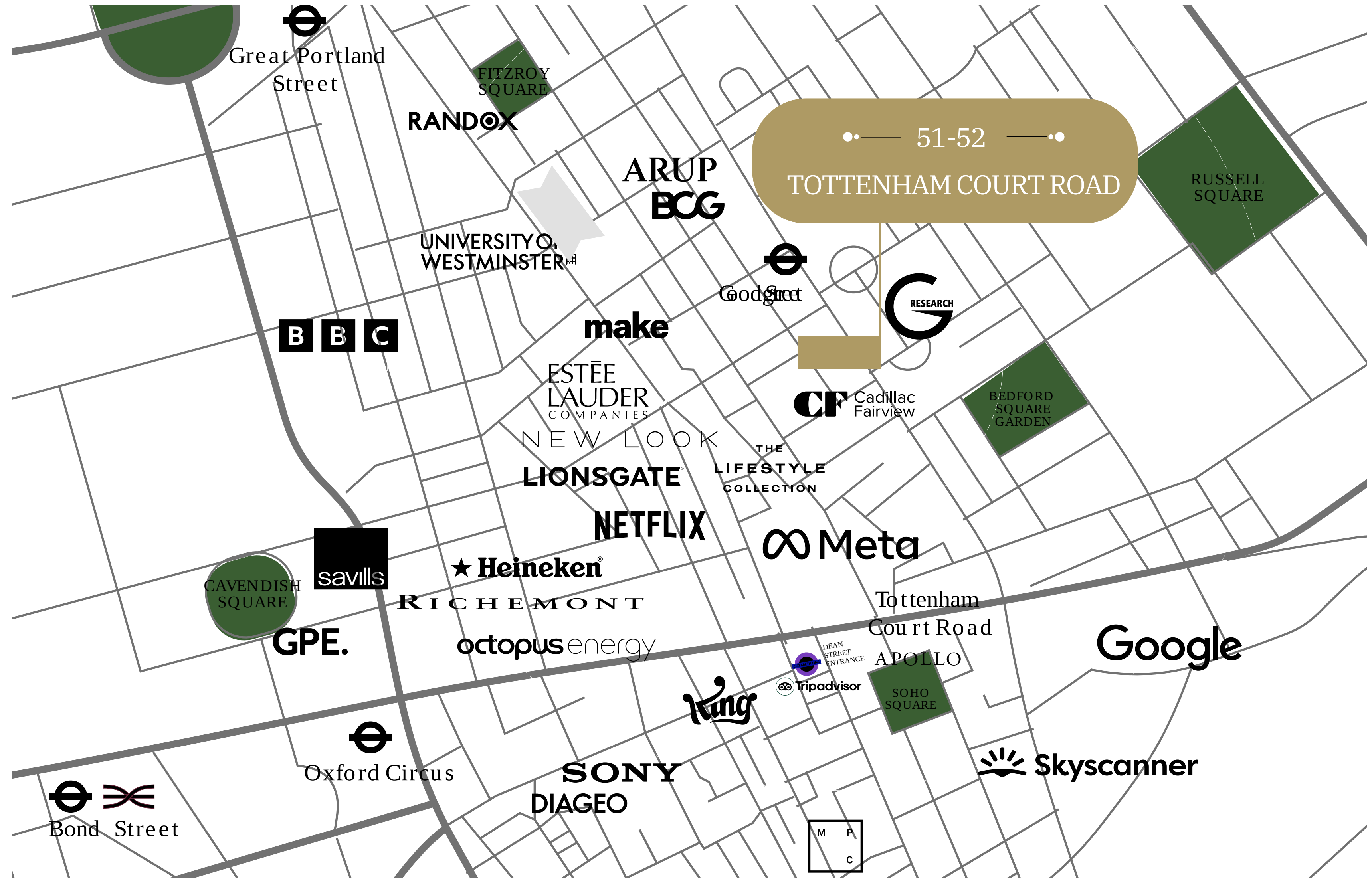
LOCATION



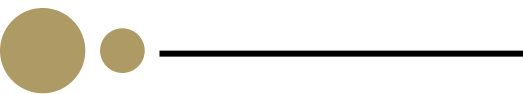
Tottenham Court Road sits in the heart of London's West End most vibrant leisure and entertainment district, strategically positioned next to the submarkets of Soho, Covent Garden, Bloomsbury and falls within Fitzrovia – a popular central London location. It has attracted a range of major occupiers from the media, broadcasting, and creative sector, together with boutiques and renowned restaurants.

Tottenham Court Road has recently undergone a significant re-development to modernise the underground station and revitalise the streetscape; creating what is now a pedestrian-friendly environment with significantly increased footfall in the surrounding area.

Fitzrovia is a well-established location for craftsmen, artists, and creatives. Its rich history continues to define this area of London, making it one of the most lively and unique destinations.

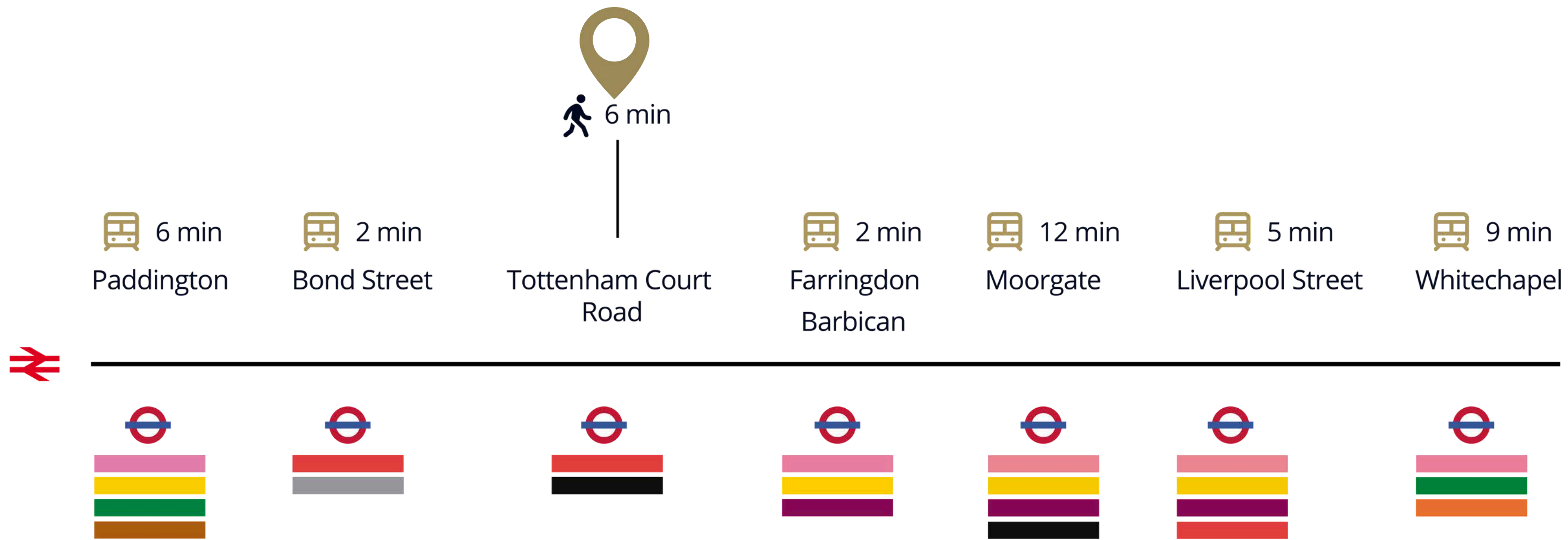


CONNECTIVITY



Tottenham Court Road boasts exceptional connectivity, making it one of the most accessible locations in central London. The recently modernised Tottenham Court Road Underground Station serves as a major transport hub, offering access to the Central and Northern lines, as well as the Elizabeth line, which provides rapid connections across London and beyond.

This enhanced transport infrastructure has significantly improved travel times to key destinations such as Heathrow Airport, Canary Wharf, and Paddington. The area is also well-served by numerous bus routes and is within walking distance of major districts like Soho, Covent Garden, and Bloomsbury, further cementing its appeal as a prime destination for businesses, visitors, and residents alike.



Elizabeth Line



Tottenham Court Road

DESCRIPTION

The property comprises two adjoining freehold buildings, providing mixed-use accommodation.

51 Tottenham Court Road consists of retail premises over the lower ground and ground floor, with 4x 2 bedroom residential apartments above, all in good condition.

52 Tottenham Court Road comprises retail accommodation over the Lower Ground & Ground floors with 3 residential apartments above.



51 TCR Residential



51 TCR Residential



51 TCR Residential



51 TCR Commercial

TENANCY SCHEDULE

Property Address	Floor	Use	Tenant	Lease Start Date	Lease Expiry Date	Floor Area (sq.ft)	Floor Area (sq.m)	Rent (£pa)	Comment
51 Tottenham Court Road, WIT 2EQ	Lower Ground	Use Class E	River Treats Ltd t/a D-Mart	22/12/2024	21/12/2034	317	29.5	£62,500	5 yearly RPI reviews (2%-4% cap & collar), annually compounded.
	Ground					906	84.2		Rolling landlord breaks (45 days notice)
	First	Residential – Flat A	Blueground Furnished Apartments UK Ltd	08/08/2025	07/08/2028	635	58	£44,400	Mutual rolling 2 month break notice
	First & Second	Residential – Flat B		18/08/2025	17/08/2028	646	78.4	£44,400	
	Second	Residential – Flat C		18/08/2025	17/08/2028	844	78.4	£44,400	
	Third	Residential – Flat D		18/08/2025	17/08/2028	635	58	£44,400	
Sub-Total						3,983	386.5	£240,100	
52 Tottenham Court Road, WIT 2EQ	Lower Ground	Use Class E	Korea Foods Company Limited t/a Seoul Food Plaza	17/09/2018	16/09/2033	340	31.6	£60,000	Seoul Food Plaza operates from 16 locations
	Ground					966	89.7		Rolling landlord breaks (3 months notice)
	First	Residential – Flat A	Flow Flexible Rentals Ltd	08/07/2025	07/07/2028	721	67	£31,200	Mutual break clause 01/10/2026 Fixed 3% rent increases each year from second anniversary
	Second	Residential – Flat B				398	30.7	£31,200	
	Third	Residential – Flat C				420	39	£52,000	
Sub-Total						2,845	258	£174,400	
Grand Total						6,828	645	£414,500	

The above information is indicative and all interested parties should verify this as part of their due diligence.

TENURE

The asset is held under Freehold with the Title Numbers: 166251 & 234752.

LEGAL COSTS

Each party is responsible for their own legal costs.

AML (ANTI-MONEY LAUNDERING)

The successful bidder will need to meet AML requirements when Heads of Terms are agreed.

EPC

Available upon request.

VAT

The commercial elements of both buildings are elected for VAT, and the transaction is expected to be treated as a Transfer of a Going Concern (TOGC).

PRICE

£6,500,000 (Six Million & Five Hundred Thousand Pounds) for the Freehold interest equating to an overall capital value of £952 per sq. ft.

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

R I B

ROBERT IRVING BURNS