

PROMINENT CORNER BUILDING - FOR SALE

68

• GREAT PORTLAND STREET •

FITZROVIA, LONDON, W1

RIB

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EXECUTIVE SUMMARY

- Corner building with frontages onto Great Portland Street and Little Titchfield Street.
- Positioned in the heart of Fitzrovia.
- Arranged over Lower Ground, Ground and four upper floors.
- Let to five tenants producing a current income of £192,620 pa.
- The blended passing rent (£54.10psf) is considered reversionary when compared to prime Fitzrovia rents.
- Opportunity to enhance the rental income through refurbishment and asset management.
- 3,560 sqft | 330.8 sqm NIA.
- Offers are invited at a guide price of £3,850,000 (Three Million Eight Hundred and Fifty Thousand Pounds) for the benefit of the Virtual Freehold interest (896 years unexpired).





LOCATION

Great Portland Street is one of Fitzrovia's principal thoroughfares, connecting Regent's Park with Oxford Street and forming a key commercial spine within the West End. The area offers an established mix of office, retail, leisure and residential occupiers, supported by excellent transport links and a highly accessible Central London location.

Fitzrovia is renowned for its character, combining elegant period architecture with a vibrant business community and an excellent selection of cafés, restaurants and lifestyle amenities. The property is also within easy reach of Marylebone, Soho, Mayfair and Bloomsbury, placing it at the heart of one of London's most desirable mixed-use districts.





LOCAL OCCUPIERS

HOTELS

- 01 Sanderson London
- 02 The Mandrake Hotel
- 03 The London Edition
- 04 Treehouse Hotel
- 05 The Langham
- 06 Chandos House
- 07 The Soho Hotel
- 08 The Newman

RESTAURANTS

- 09 Berners Tavern
- 10 ROVI
- 11 ROKA
- 12 Pied a Terre
- 13 Hakkasan
- 14 10 Greek Street
- 15 The Carnaby
- 16 Meraki
- 17 Portland

PUBS & BARS

- 18 The Social
- 19 The Finery
- 20 London Cocktail Club
- 21 The Crown & Sceptre
- 22 The Lucky Pig
- 23 BrewDog Soho
- 24 The Bloomsbury Club

MEDICAL

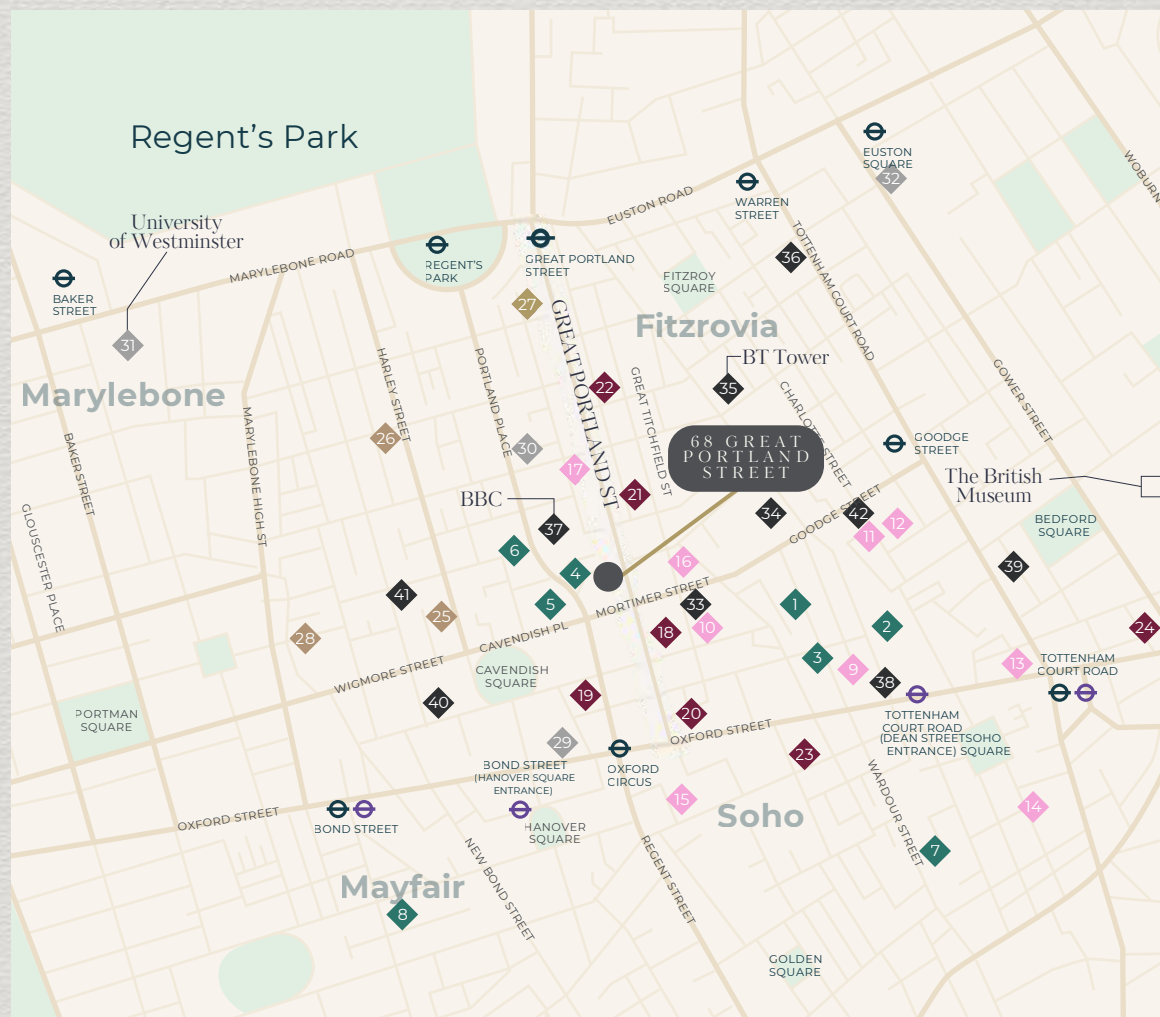
- 25 Isokinetic London
- 26 The Harley Street Clinic
- 27 The Portland Hospital
- 28 Schoen Clinic

EDUCATIONAL

- 29 UAL London College of Fashion
- 30 EIFA International
- 31 University of Westminster
- 32 UCL

OFFICE OCCUPIERS

- 33 Lionsgate
- 34 Estee lauder
- 35 BT Tower
- 36 Arup
- 37 BBC
- 38 Facebook
- 39 Skyscanner
- 40 Coca Cola
- 41 Taylor Bennett
- 42 Knotel

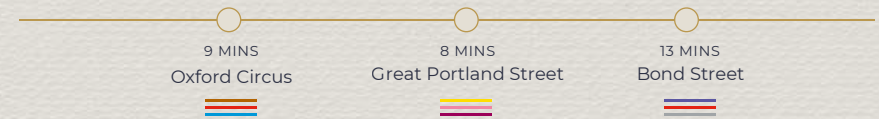


CONNECTIVITY

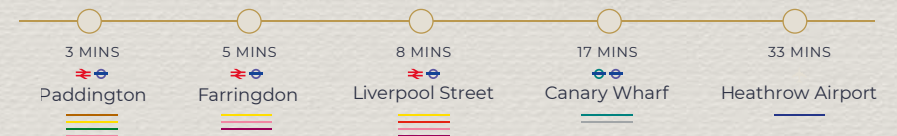
68 Great Portland Street occupies a prime position in the heart of Fitzrovia, one of Central London's most sought-after and well-connected neighbourhoods. The property benefits from exceptional access to the West End, the City and wider London, making it an ideal location for occupiers seeking connectivity, amenity and a strong central London presence.



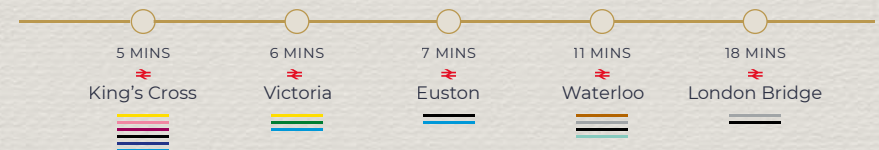
Walking Distance to Stations



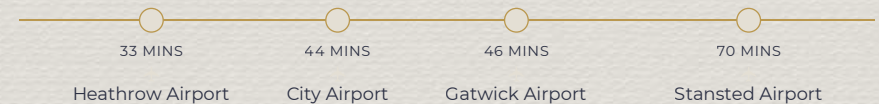
Crossrail journey times from Bond Street



National Rail Station journey times from Oxford Circus



National Airports



DESCRIPTION

The subject property comprises a prominent corner building arranged over ground, lower ground and four upper floors.

The ground floor benefits from a prominent dual window frontage, whilst the upper floors benefit from excellent levels of natural light throughout, with attractive views over Great Portland Street and the surrounding Fitzrovia streetscape.

The building is serviced by a passenger lift providing access to all floors.





TENANCY & ACCOMMODATION SCHEDULE

The total passing rent is £192,620 which equates to a blended rent of £54.10psf giving the opportunity to capture valuable reversion in the short- to medium-term.

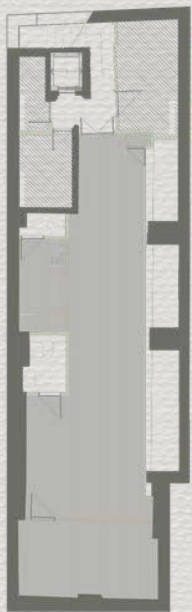
Floor	Tenant	NIA (sq ft)	NIA (sq m)	Lease Dates	Break Dates	Passing Rent (£psf)	Comments
Ground & Lower Ground	Acibadem Saglik Hizmetleri ve Tic AS	1,257	116.8	16 May 2022 – 15 May 2027	–	£75,000 (£59.67)	Outside the L&T Act 1954
First	Bard Group Limited	583	54.2	21 Aug 2025 – 20 Aug 2030	20 Aug 2028 (tenant only)	£32,500 (£55.75)	Outside the L&T Act 1954
Second	Welcome to Bright Leaf Ltd	595	55.3	24 Dec 2021 – 23 Dec 2026	–	£26,910 (£45.32)	Outside the L&T Act 1954
Third	Oculus Limited	594	55.2	5 Apr 2024 – 4 Apr 2029	4 Apr 2027 (tenant only)	£29,000 (£48.82)	Outside the L&T Act 1954
Fourth	Apex Urban Developments Holding Company Ltd	531	49.3	1 Jun 2026 – 31 May 2031	1 Jun 2029 (tenant only)	£29,210 (£55.01)	Outside the L&T Act 1954
TOTAL		3,560	330.8			£192,620 (£54.10)	

WAULT to Break: 1.33 years

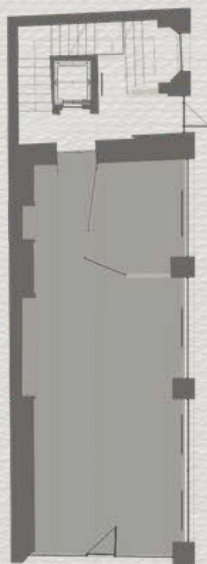
WAULT to Lease Expiry: 2.28 years

These measurements were carried out by Sterling Temple on 14th August 2024.

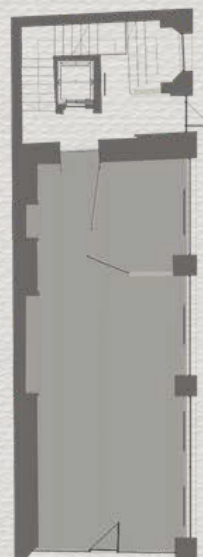
FLOORPLANS



LOWER GROUND



GROUND FLOOR

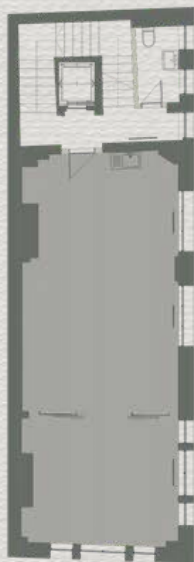


FIRST FLOOR



SECOND FLOOR

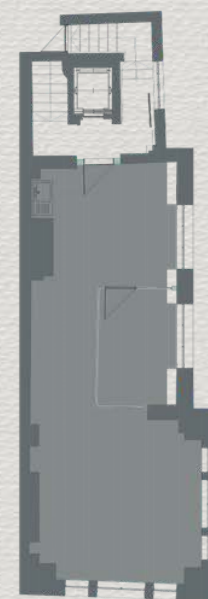
FLOORPLANS



SECOND FLOOR



THIRD LEVEL



FOURTH LEVEL

Tenure

Virtual Freehold under title number NGL94517 with approximately 896 years unexpired

Guide Price

Offers are invited at a guide price of £3,850,000 (Three Million Eight Hundred and Fifty Thousand Pounds) for the benefit of the Virtual Freehold interest, subject to contract.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

The property is elected for VAT. This transaction is anticipated to be treated as a Transfer of Going Concern (TOGC).

Dataroom

Dataroom access is 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.

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