

FREEHOLD BUILDING FOR SALE IN FITZROVIA

SHELANA HOUSE

31-32 EASTCASTLE STREET, FITZROVIA, LONDON W1W 8DN



EXECUTIVE SUMMARY

- Freehold Class-E building for sale for the first time in over 40-years on Eastcastle Street, a prime location in Fitzrovia.
- Arranged over lower ground, ground and four upper floors extending to 10,487sqft (GIA) / 8,254sqft (NIA).
- The property benefits from a 6-person passenger, private cloakrooms on each floor and a spacious reception area.
- The building is fully let to five tenants on 5x leases, producing £449,506pa, WAULTB 2.03 years. WAULTE 3.01 years.
- The total blended passing rent (£54 psf) is considered reversionary when compared to prime rents in the area.
- Property sits in the heart of Fitzrovia, a stone's throw away from Oxford Street.
- Offers are invited at a guide price of £8,850,000 (Eight Million Eight Hundred And Fifty Thousand Pounds) for the Freehold interest.

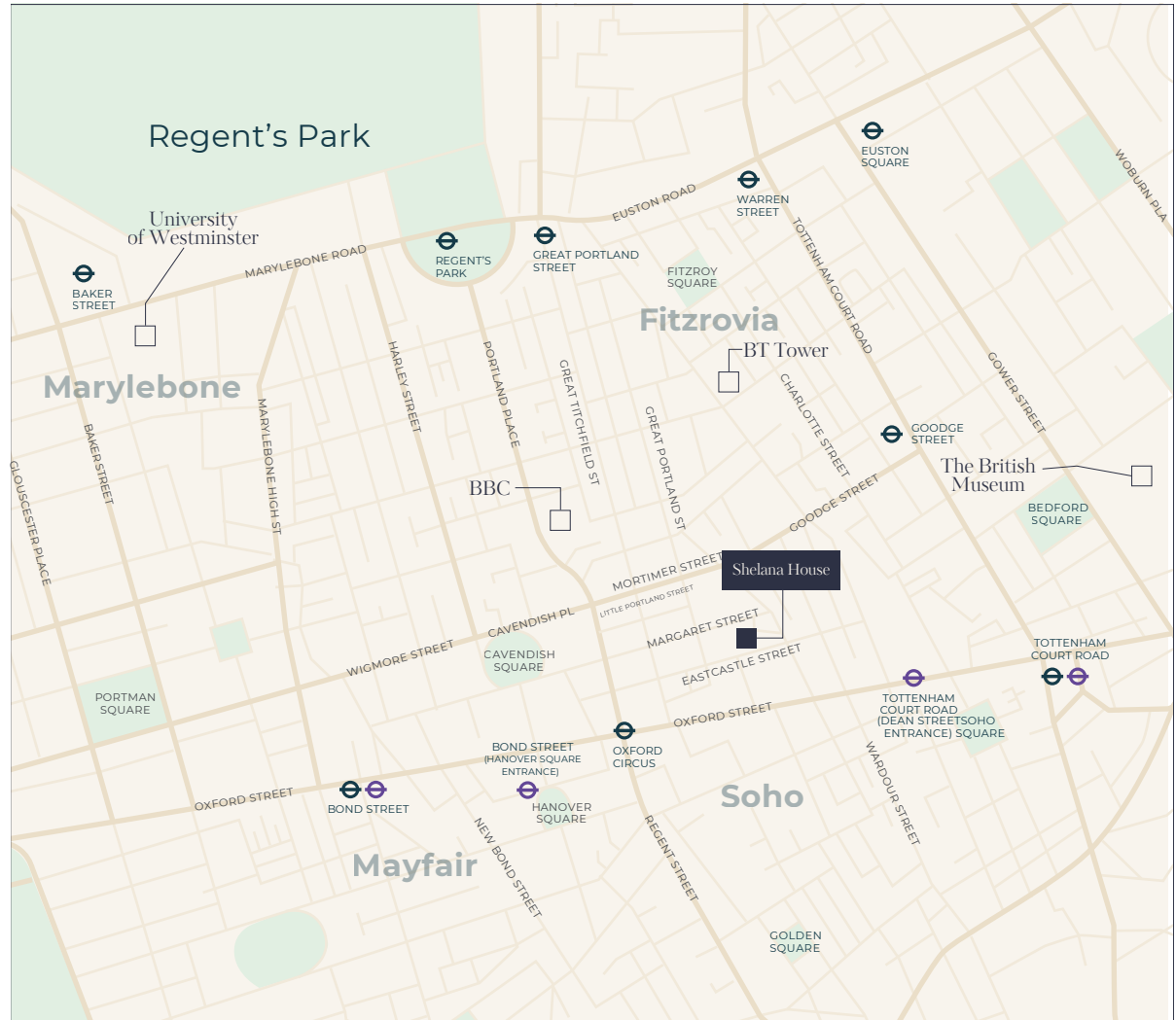


FITZROVIA

Eastcastle Street is situated in the heart of Fitzrovia, one of London's most established and vibrant mixed-use districts, with a diverse blend of office, retail, hospitality, leisure and residential occupiers.

Shelana House benefits from excellent transport connections and is surrounded by an outstanding range of amenities, including the world-class shopping of Oxford Street and the renowned restaurants of Charlotte Street.

The property also enjoys easy access to Marylebone, Soho, Mayfair and Bloomsbury, placing it at the centre of London's West End.





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

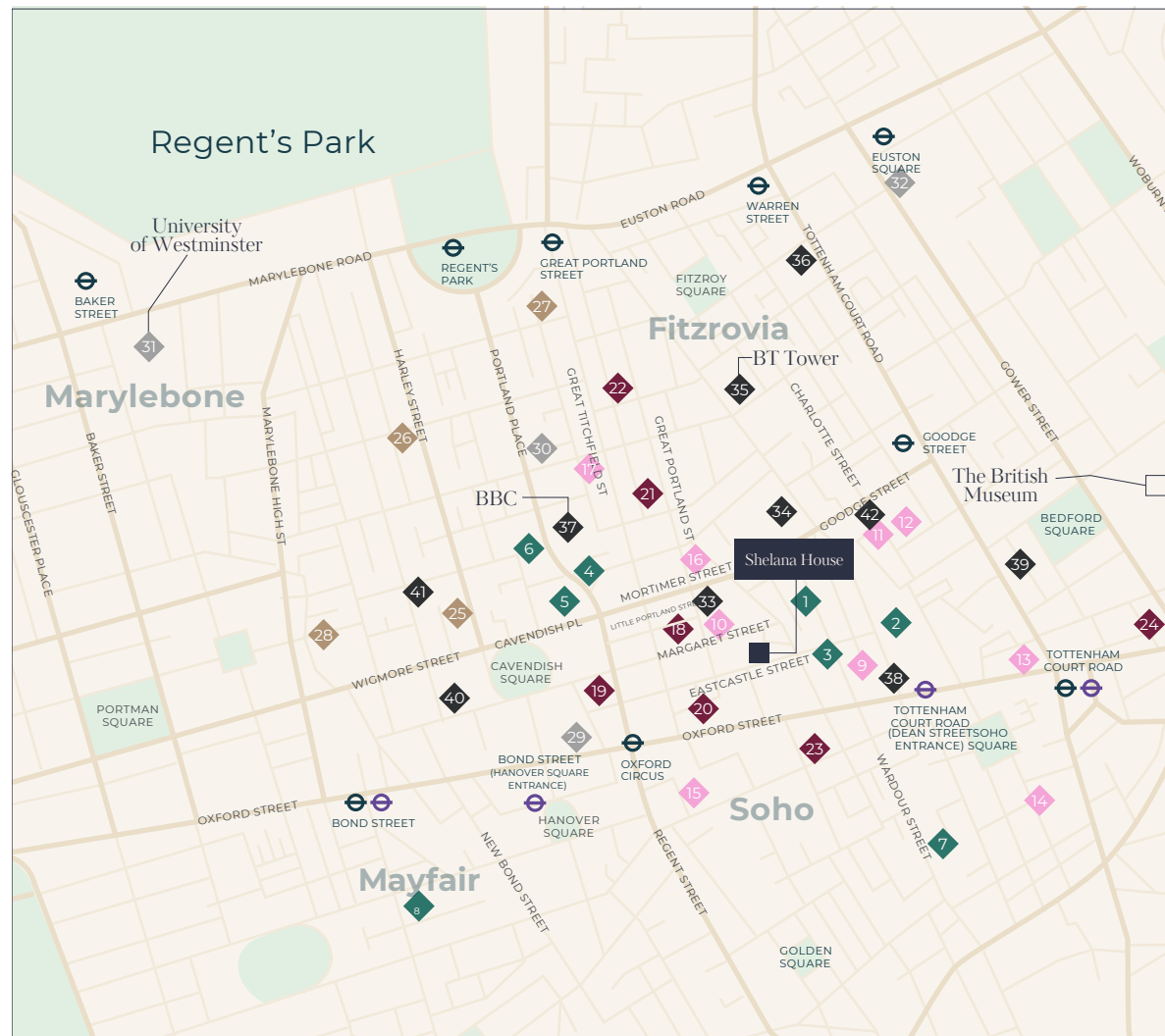
- 25 Isokinetic London
- 26 The Harley Street Clinic
- 27 The Portland Hospital
- 28 Schoen Clinic

EDUCATIONAL

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

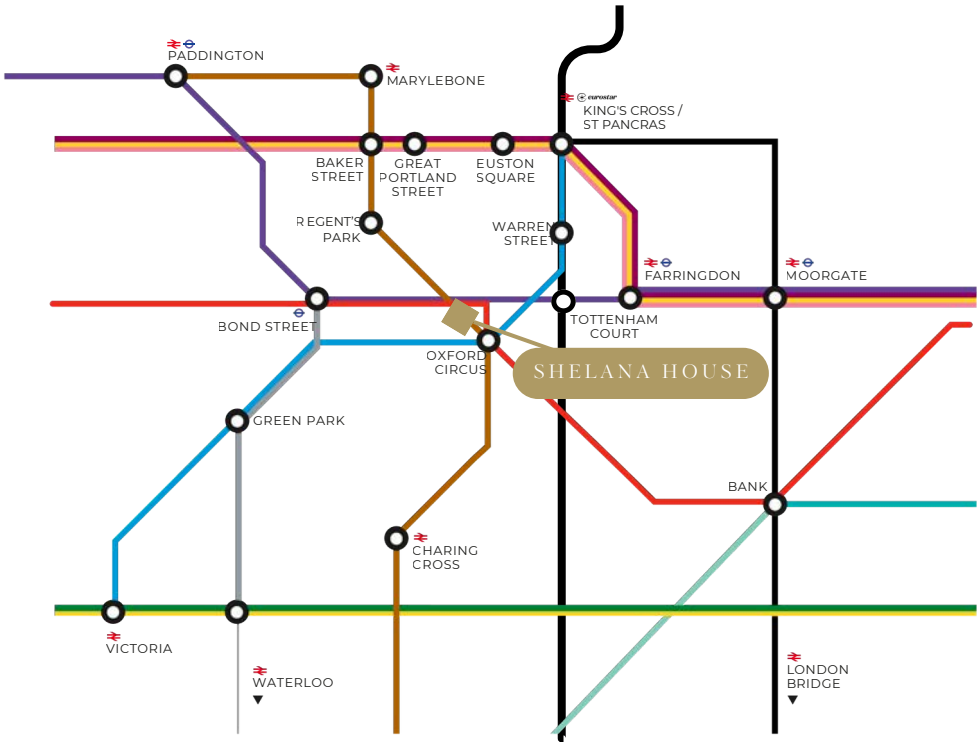
OFFICE OCCUPIERS

- 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

Shelana House is strategically positioned in one of Central London's most well-connected neighbourhoods. The property offers outstanding access to key destinations across the West End and wider London.



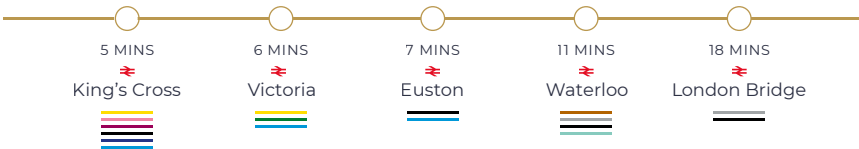
Walking Distance to Stations



Crossrail journey times from Bond Street



National Rail Station journey times from Oxford Circus



National Airports

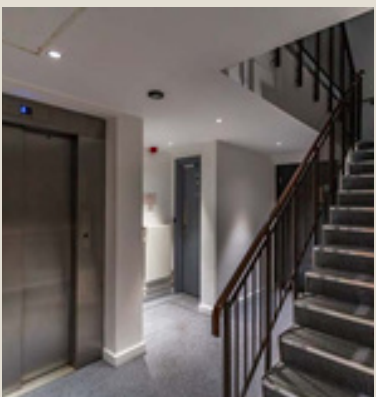
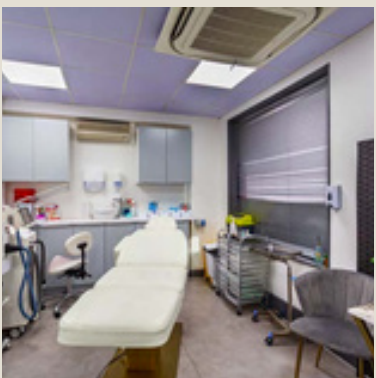


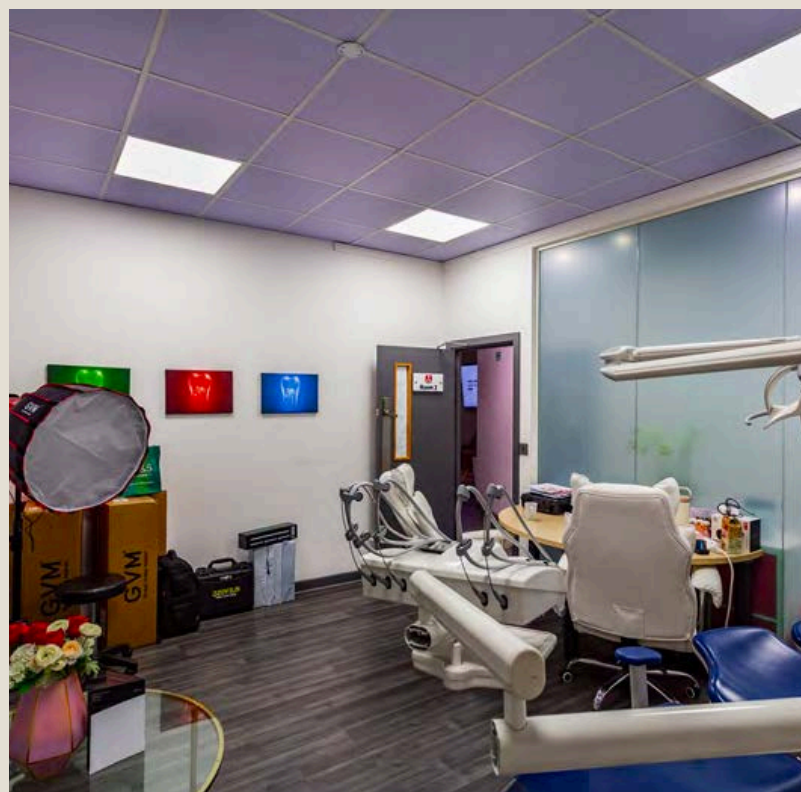
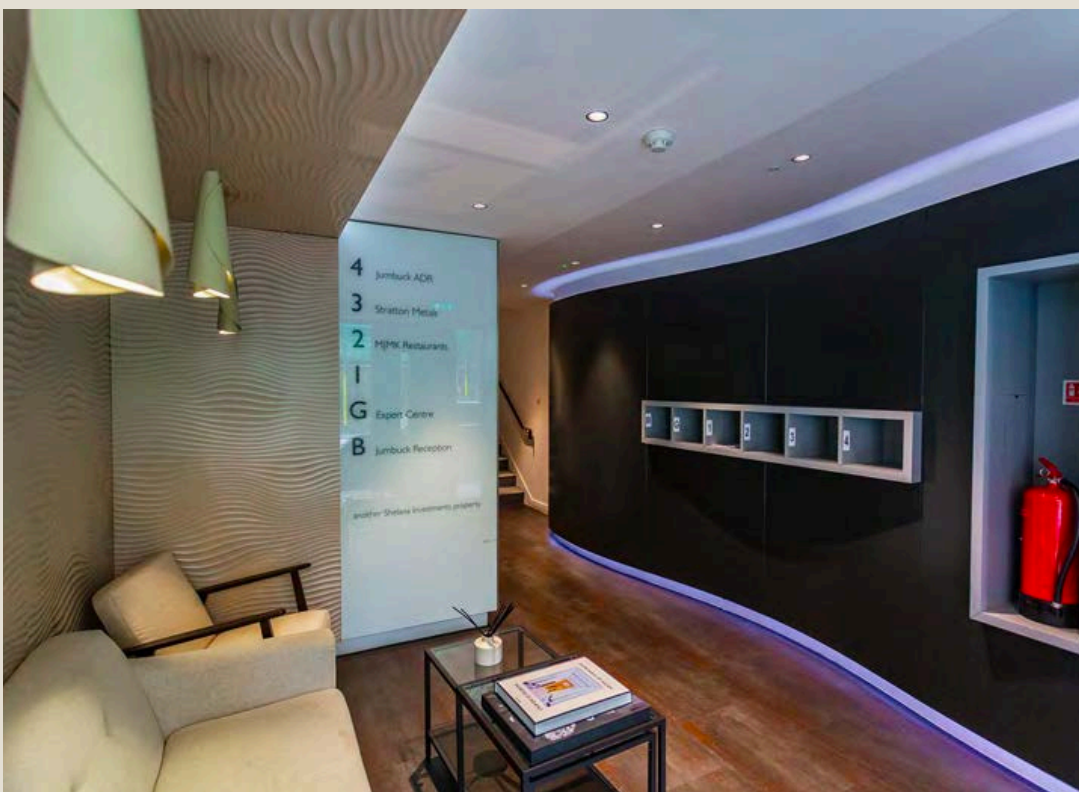
DESCRIPTION

Shelana House is an attractive freehold Class-E building arranged over lower ground, ground and four upper floors, prominently positioned on Eastcastle Street in the heart of Fitzrovia. Extending to 8,225 sq ft (NIA), it offers efficient floorplates of over 1,000 sq ft (NIA) with access and ample WC facilities throughout, and a spacious Ground floor entrance / reception area.

Fully let to a diverse range of occupiers, the building generates £449,506 per annum, reflecting a blended passing rent of approximately £54 psf. This presents an attractive opportunity to capture future rental growth through active asset management, supported by strong reversionary potential against prime Fitzrovia rents.





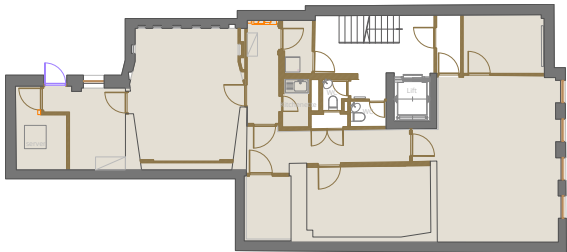


TENANCY & ACCOMMODATION SCHEDULE

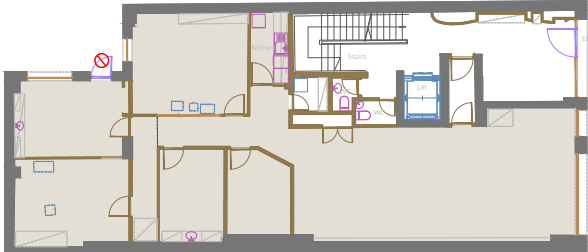
Floor	Tenant	NIA (sq ft)	NIA (sq m)	Rent (£ pa)	Lease Start	Lease Expiry	Break	Notes
LG	JC Post LLP	1,443	134.1	62,500 (£43psf)	09/02/2023	08/02/2028	N/A	Outside Landlord and Tenant Act 1954
G	Selteq Ltd	1,561	145	87,500 (£56psf)	19/08/2019	18/08/2026	N/A	Outside Landlord and Tenant Act 1954
1	ITB	1,518	141	86,538 (£57psf)	17/12/2024	16/12/2034	Tenant Only - 17/12/2029	Outside Landlord and Tenant Act 1954 / Open Market Rent Review: 17/12/2029
2	MJMK Restaurants Ltd	1,417	131.6	79,013 (£55psf)	12/07/2025	11/07/2029	N/A	Outside Landlord and Tenant Act 1954
3	Stratton Metal Resources Ltd	1,251	116.2	80,000 (£63psf)	22/09/2023	21/09/2028	N/A	Outside Landlord and Tenant Act 1954
4	JC Post LLP	1,065	98.9	53,955 (£50psf)	09/02/2023	08/02/2028	N/A	Outside Landlord and Tenant Act 1954
Total		8,255	766.8	£449,506 (£54psf)				
WAULT BREAK		2.03 Years						
WAULT EXPIRY		3.01 Years						

Please note that these are approximate figures and should not be relied upon as such.
Floor areas are subject to final confirmation

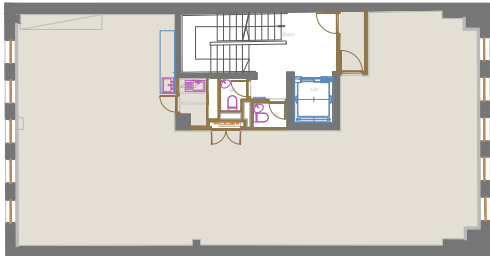
FLOOR PLANS



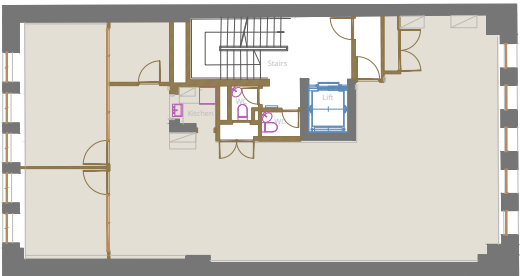
LOWER GROUND FLOOR



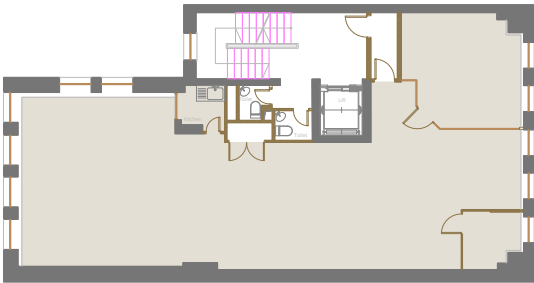
GROUND FLOOR



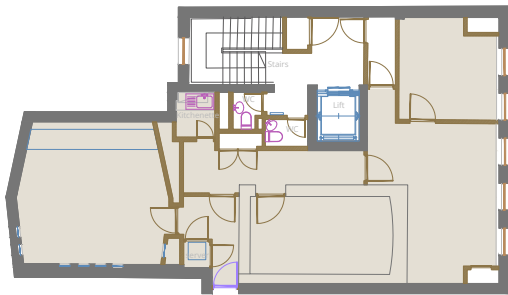
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

EASTCASTLE STREET



TENURE

The Property is held Freehold under Title Number: NGL313721



PRICE

Offers are invited at a guide price of £8,850,000 (Eight Million Eight Hundred And Fifty Thousand Pounds) for the Freehold interest.

LEGAL COSTS

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

VAT

The transaction will be treated as a Transfer of a Going Concern (TOGC).

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.

CONTACT US

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