



9 Berners Place, London W1T 3HH

FOR SALE

Freehold building with part vacant
office space in the heart of Fitzrovia

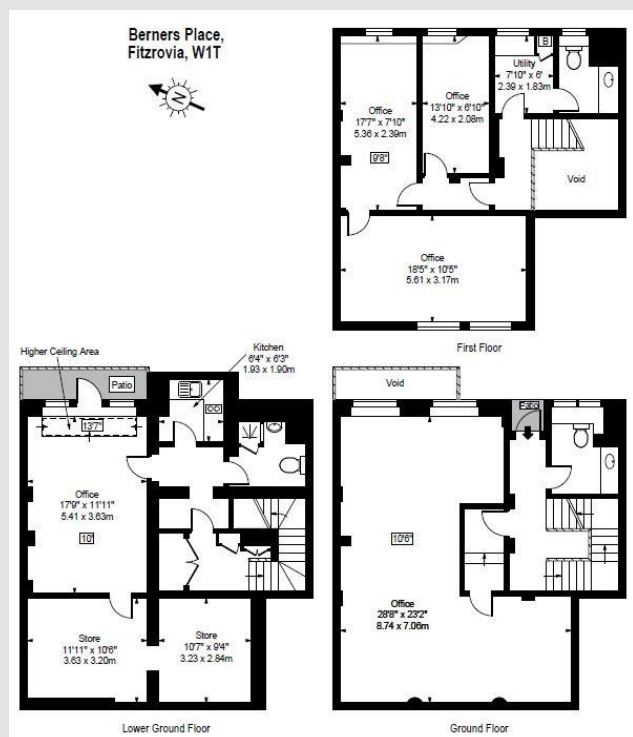
**1,725 Sq Ft
(160 Sq M)**



DESCRIPTION

The property comprises three floors of office accommodation on the lower ground, ground and first floors which will be available with vacant occupation. The upper floors are residential & have been sold off on long leases. NB - All photographs were taken when the previous tenants were in situ.

- ✓ Freehold investment
- ✓ Suitable for owner occupier or investor
- ✓ Refurbishment opportunity
- ✓ Vacant accommodation falls under Class E
- ✓ Cellular office space
- ✓ WC's & kitchenette in situ





ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st (Includes 1x WC)	559	52
Ground (Includes 1x WC)	589	55
Lower Ground (Includes 1x WC)	577	54
Total	1,725	160

EPC
E-122

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

USE

The vacant lower ground, ground and first floors fall under Class E.

TERMS

Freehold, subject to the long leasehold flats on the second, third and fourth floors.

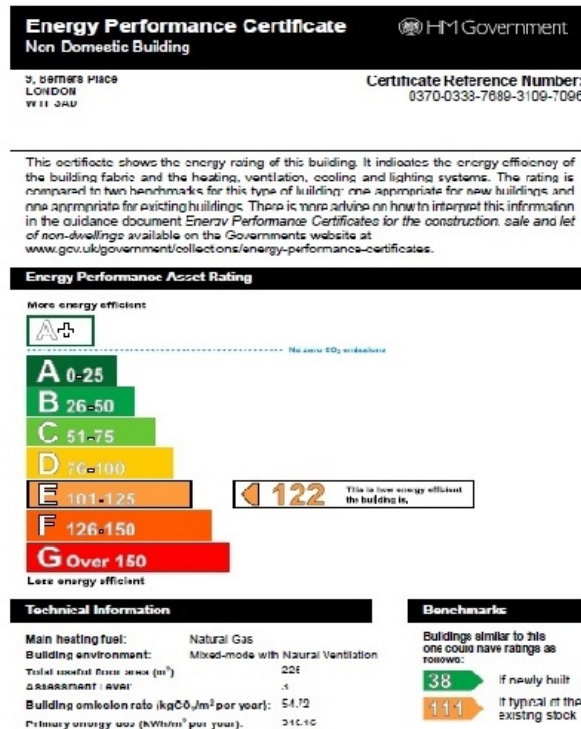
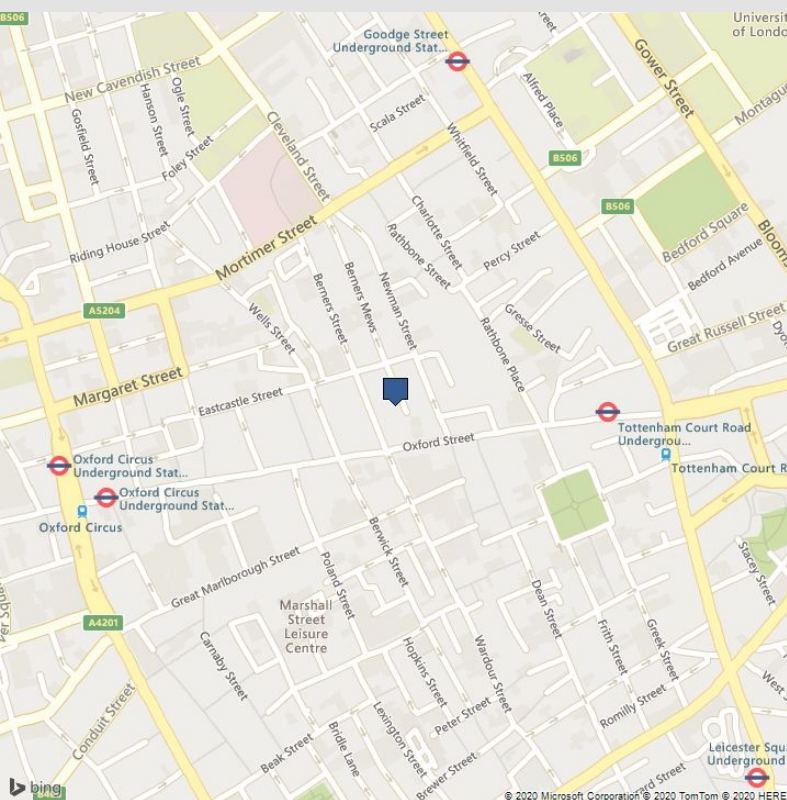


LOCATION

Berners Place is situated in a quiet cul-de-sac in the heart of Fitzrovia, between Eastcastle Street and Newman Street. The area is a mixed commercial/residential location. Oxford Street and Tottenham Court Road Stations are within a few minutes walking distance from the property.

SALE ON BEHALF OF THE JOINT ADMINISTRATORS

This property is being marketed for sale on behalf of Martha Thompson and Sarah Rayment as Joint Administrators of Hollander Hyams Limited and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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