



# • 89 CHARLOTTE ST. •

— LONDON | WIT 4PU —

MIXED-USE VACANT VALUE ADD INVESTMENT OPPORTUNITY IN FITZROVIA

RIB

ROBERT IRVING BURNS

LDN/INVESTMENTS



# Executive Summary

- Opportunity to acquire a mixed-use value add opportunity on Charlotte Street, Fitzrovia
- Property comprises vacant Class E space and a vacant duplex apartment with two private terraces
- The building spans lower ground, ground and four upper floors extending to 4,027 sqft (GIA) and is in need of modernisation
- Potential for change of use or additional massing STPP
- The property is offered with full vacant possession
- Prime Central London location within walking distance of Goodge Street, Tottenham Court Road and Oxford Circus Underground stations
- Offers are invited in excess of £2,850,000 (£707 psf on the GIA), subject to contract





# Description

The property extends to 4,027 sq ft (GIA) across lower ground, ground and four upper floors, and occupies a prime freehold position in the heart of Fitzrovia. It represents a rare opportunity to acquire an asset within one of London's most desirable districts.

The property comprises a vacant Class E space on the lower ground and ground floors—most recently used as a gallery and finished to a high-quality white box specification—along with further commercial accommodation on the first and second floors. The top two floors form a self-contained duplex apartment, accessed via a separate private entrance and benefiting from two private terraces. While the accommodation requires modernisation, the building offers an excellent opportunity for repositioning and value enhancement.

With clear potential for change of use or additional massing STPP, the property presents flexibility. This is a rare chance to secure a freehold investment with significant development and value-add opportunities in a prime central London location.





# Location

89 Charlotte Street sits in one of the West End’s most desirable and vibrant dining quarters. Running parallel to Tottenham Court Road and connecting Rathbone Place with Fitzroy Street, it lies in the heart of Fitzrovia.

Renowned for its excellent transport links, Fitzrovia appeals to a wide range of businesses, residents, and visitors. The area offers an array of amenities, including a diverse selection of acclaimed restaurants such as Roka, Mere and Pied à Terre alongside a variety of independent coffee shops and lively bars.

The hotel selection near Charlotte Street is among the finest in London, with The Sanderson, The Grafton Hotel, and the Charlotte Street Hotel all just a short walk away.

# Communication



# ACCOMMODATION SCHEDULE

| Floor        | Use         | Sqft (GIA) | Sqm (GIA) | Sqft (NIA) | Sqm (NIA) |
|--------------|-------------|------------|-----------|------------|-----------|
| Lower Ground | E-Use Class | 954        | 88.7      | 686        | 63.7      |
| Ground       | E-Use Class | 728        | 67.7      | 646        | 60.0      |
| First        | E-Use Class | 733        | 68.1      | 636        | 59.1      |
| Second       | E-Use Class | 619        | 57.5      | 514        | 47.8      |
| Third        | Residential | 555        | 51.6      | 1019       | 94.7      |
| Fourth       | Residential | 438        | 40.7      |            |           |
| Total        |             | 4027       | 374.3     | 3501       | 325.3     |

\*\* Floor areas have been supplied by a third party and interested parties should look to verify as part of their DD \*\*



# TENURE

Freehold.

# PROPOSAL

Offers are invited in excess of £2,850,000 reflecting a capital value of £707psf on the GIA, subject to contract.

# 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. September 2025

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## FOR FURTHER INFORMATION CONTACT:

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