

89 CHARLOTTE ST, FITZROVIA, LONDON | W1T 4PU

INVESTMENT MEMORANDUM MIXED-USE VACANT VALUE ADD INVESTMENT OPPORTUNITY

4,029 SQFT / 374.3 SQM GIA

£2,950,000 (STC)

REFLECTING A LOW CAPITAL VALUE OF £732 PSF ON THE GIA AND £843 PSF ON THE NIA.



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 lively Fitzrovia. Renowned for its excellent transport links, Fitzrovia retains a village-like charm that appeals to a wide range of businesses, residents, and visitors. The area offers a wealth 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.

DESCRIPTION

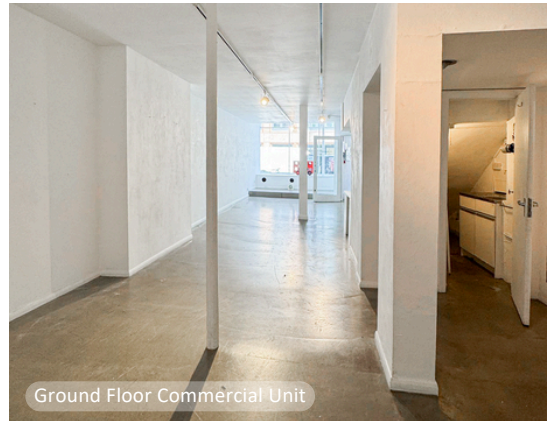
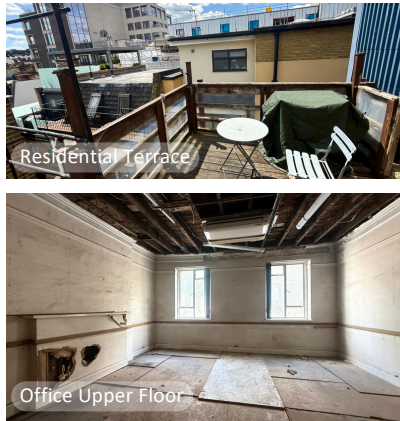
The building comprises c.4,029 sqft / 374.3 sqm GIA between lower ground and fourth floors. The lower ground and basement are in immediately lettable condition, having been recently occupied by an art gallery.

The first and second floors are vacant E-Use Class floors which have been unoccupied for c.8 years. They require modernisation and have strong potential for conversion into residential use (STPP).

The third and fourth floors comprise a substantial residential duplex apartment with rare private terraces on each floor. The residential element would benefit from light refurbishment.

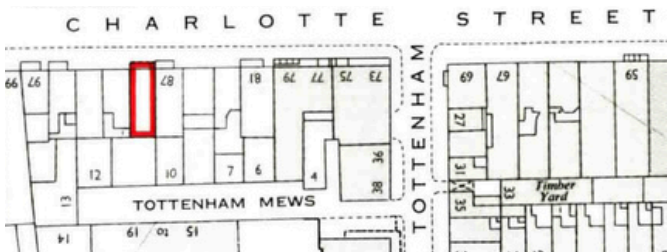
The entire Freehold building is offered with the benefit of vacant possession.

Floorplans are available upon request.



Tenure:

The property is held Freehold under Title Number: 456761



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LDN/INVESTMENTS

Accommodation & Area 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