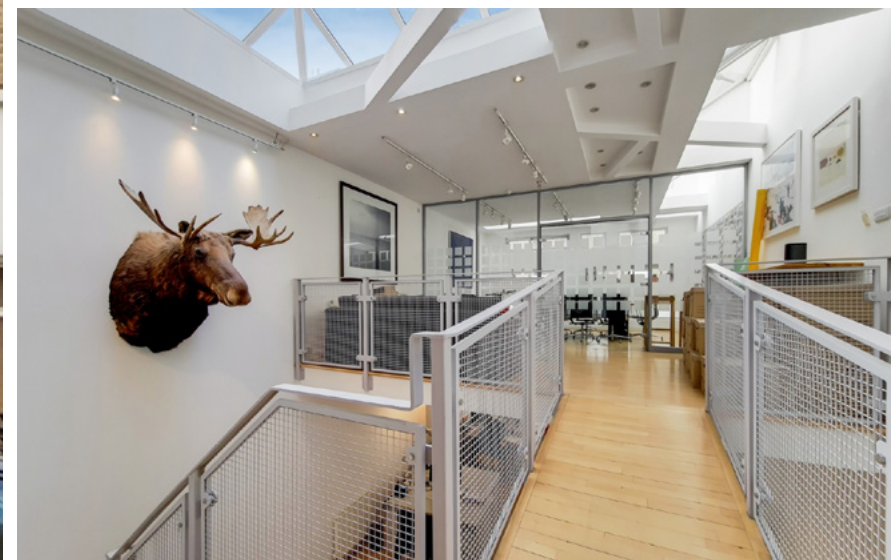




Robert Irving Burns
Property Consultants

22 GOODGE PLACE LONDON W1T 4SL

FREEHOLD MIXED USE BUILDING FOR SALE
OF INTEREST TO OWNER OCCUPIERS
&/OR INVESTORS



www.rib.co.uk



LOCATION

Goodge Place lies in the heart of vibrant Fitzrovia, close to Charlotte Street and Tottenham Court Road which are widely known for their array of independent retailers, restaurants and cafes. Bounded by Euston Road to the north, Tottenham Court Road to the east, Oxford Street to the south and Portland Place to the west, Fitzrovia sits in the core of London's West End. Fitzrovia continues to attract many of the world's leading occupiers including Sony, Facebook, BBC, Freemantle Media, Estee Lauder, and BT.

Tottenham Court Road and Goodge Street Underground Stations are both within a few minutes walking distance to the property.

The property falls within London Borough of Camden.



CROSSRAIL

Tottenham Court Road Station is in the final stages of its major transformation with an expected completion date being in the first half of 2022. The Crossrail project is delivering a new underground station and ticket hall at Dean Street in Soho and a second integrated ticket hall below St Giles Circus on Oxford Street. When complete, Tottenham Court Road will be one of London's busiest stations, providing an interchange between Northern, Central and Elizabeth Line services, with more than 170,000 passengers passing through the station every day.



Great Portland Street

Warren Street

The British Library

Russell Square

The University of London

Goodle Street

The British Museum

FITZROVIA

Bedford Square Garden

22 Goodle Place

Tottenham Court Road

Facebook

Tottenham Court Road

Oxford Circus

Oxford Street

Soho Square Gardens



GROUND FLOOR REAR

DESCRIPTION

The property comprises offices over ground and lower ground floors with a small garden/terrace area. The offices benefit from excellent natural light via extensive roof lighting and will be sold with vacant possession. The upper floors comprises of 3 x 1 bedroom apartments which will all be sold with vacant possession. Flat 3 benefits from vaulted ceilings and sky lighting.

View online property details:

<https://stak.co/viewer/616d5cbf37d21b0a522fc914/details>



LOWER GROUND FLOOR



FLAT 3

TENANCIES AND FLOOR AREAS

Floor	Tenant	NIA Sq Ft
Lower Ground	Vacant	858 (Plus 51 sqft of vaults and 193 sqft of rear patio)
Ground	Vacant	716
Flat 1	Vacant	322
Flat 2	Vacant	323
Flat 3	Vacant	338
Total		2,557

Note. The floor areas have been provided by a third party surveyor and interested parties should verify this as part of their due diligence.



FLAT 1

REAR PATIO AREA

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

Available upon request.

VAT

The property is not elected for VAT.

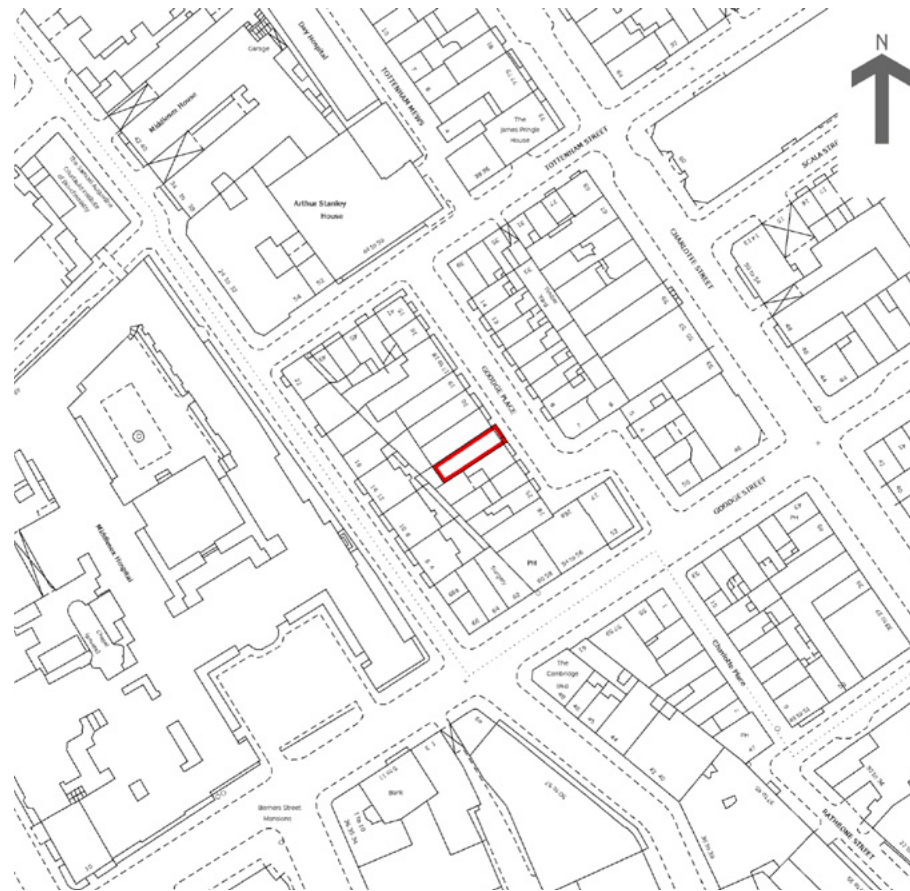
TENURE

Freehold.

PRICE

Price on application.

Our client may consider the sale of the SPV company that holds the Freehold interest.



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