

Self-contained office building
3,311 sq. ft. (NIA) / 4,379 sq. ft. (GIA)
Prime Soho Freehold – Ideal for owner occupation

FREEHOLD FOR SALE

17 Carlisle Street, Soho, London W1D 3BU



LOCATION

17 Carlisle Street is situated on the North side of Carlisle Street, just West of Dean Street & Soho Square, in the heart of London's West End. Despite being so centrally situated, this part of Carlisle Street is a cul-de-sac making it one of the quietest streets in Soho.

Soho is globally recognised as a lively neighbourhood and central London hot spot due to the abundance of things to do, see and experience. From bars & restaurants to theatres & iconic landmarks, the very best in luxury & high street shopping and so much more. There is a diverse business community and plenty of private member clubs to choose from.

Tottenham Court Road station is immediately accessible. Other nearby stations accessible in under 10 minutes include Oxford Circus, Leicester Square & Piccadilly Circus.

The Resident Soho is a highly rated 4* hotel located on the doorstep at 10 Carlisle Street.

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

Dating from 1756, the property is a mid-terrace Georgian townhouse that was refurbished both internally & externally in recent years.

The property is Grade II Listed. The refurbishment was comprehensive, sympathetically delivering a finished product in keeping with the heritage.

The self-contained office building is arranged over five floors, with a useful loft / storage space.

HIGHLIGHTS & AMENITIES

- Prime Soho Freehold with vacant possession
- Suitable for owner occupation
- Grade II Listed
- Original cornicing & fire places
- Overhauled sash windows
- Comfort cooling
- Electric heating to common parts
- Spot lighting & feature lighting
- Woven vinyl flooring to offices
- Carpet to entrance hallway & staircase
- W/C's & shower
- Fitted kitchen
- Fully cabled for power & IT
- Video entry phone system
- Intruder alarm

ACCOMMODATION

Floor	NIA (Sq. Ft.)	GIA (Sq. Ft.)
Loft / Storage	108	123
Third	556	707
Second	554	681
First	554	681
Ground	803	1,035
Basement	736	1,152
Total	3,311	4,379

Floor plans are available upon request.

USE CLASS

Office building falling within Class E.

TENURE

The freehold interest is offered for sale with vacant possession on completion.

The property is registered under freehold title number NGL107735.

The title register & plan are available upon request.

PURCHASE PRICE

Price	NIA £ PSF	GIA £ PSF
£3,950,000	£1,193	£902

BUSINESS RATES

Rateable Value	Rates Payable
£137,000	£78,775

Interested parties are expected to verify the accuracy of these figures via London Borough of Westminster.

EPC

The property has an EPC rating of B – 31.

PLANNING

The property is Grade II Listed and is located within Soho Conservation Area.

VAT

The building is elected for VAT.

PLEASE CONTACT

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