



53 GOODGE STREET

FITZROVIA, LONDON

LONG-LET PRIME CORNER
RETAIL INVESTMENT

FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Rare opportunity to acquire a new 999-year long leasehold interest in a prime Central London retail investment.
- The property comprises ground and lower ground floor commercial accommodation in the heart of Fitzrovia.
- Fully let to Fabrique Ltd, on a brand new 10-year lease, at a passing rent of £65,000 per annum.
- Secured against Fabrique, a recognised international artisan bakery brand operating across London, Stockholm and New York, with an established market position and strong reputation within the premium bakery and café sector. The property occupies a highly prominent corner position at the junction of Goodge Street and Charlotte Place in the heart of Fitzrovia.
- Offers are invited at £1,075,000 (One Million & Seventy Five Pounds) subject to contract for the benefit of a new 999-year long leasehold interest at a peppercorn rent.



LOCATION

The property occupies a prominent position on Goodge Street in the heart of Fitzrovia, one of Central London's most vibrant retail and leisure destinations. The area benefits from strong footfall generated by a mix of office workers, residents, students and tourists, with nearby occupiers including a range of independent cafés, restaurants and national operators.

53 Goodge Street is adjacent to Fitzroy Place one of the foremost development schemes in Fitzrovia, housing Estee Lauder's European HQ. The estate comprises 298 homes and 220,000 sqft of office space, providing consistent footfall onto Goodge Street both during the week and on weekends.





Fabrique is a premium artisan bakery brand originating from Stockholm, Sweden, renowned for its traditional Scandinavian baking methods, sourdough breads, and signature pastries.

Established in London in 2012, the business operates a number of bakery and café locations across affluent Central London neighbourhoods, including: Covent Garden, Shoreditch, Holborn, Notting Hill & Chelsea.

The brand has built a strong reputation for high-quality products, craftsmanship and a loyal customer following within the capital's premium food and beverage sector. Fabrique also boast successful outpost in New York and Stockholm.

[CLICK HERE TO VISIT FABRIQUE WEBSITE](#)



D&B RATING

CURRENT RATING AS OF 14/05/2026

FINANCIAL STRENGTH

1A: 700,000 (GBP) to 1,499,999 (GBP) in Tangible Net Worth or Equity

This Company's Current Tangible Net Worth: 768,904 (GBP)

RISK INDICATOR

2: Lower than Average Risk

PREVIOUS RATING

FINANCIAL STRENGTH

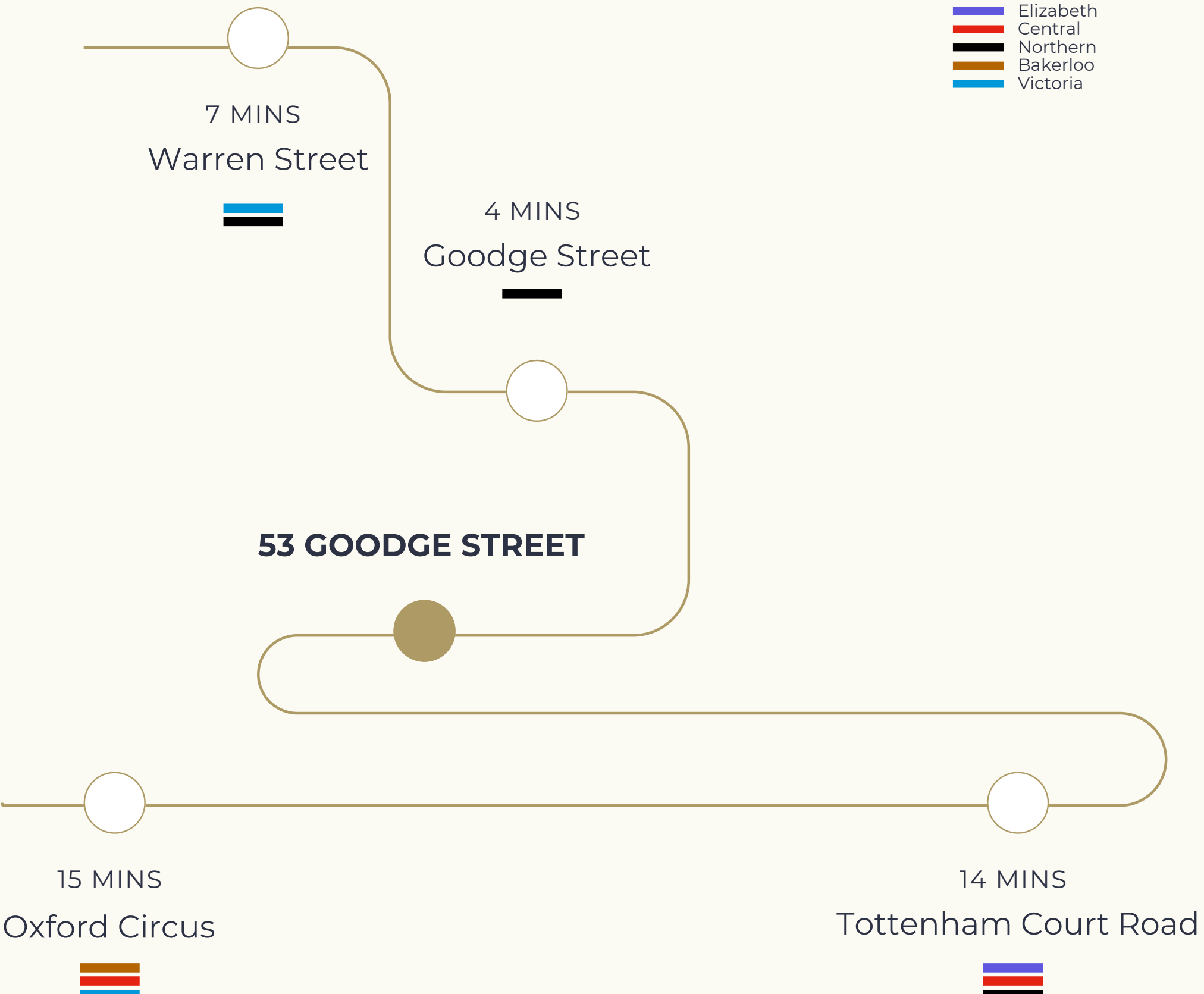
A: 350,000 (GBP) to 699,999 (GBP) in Tangible Net Worth or Equity

RISK INDICATOR

2: Lower than Average Risk

CONNECTIVITY

Excellent transport links are provided by Goodge Street Station and Tottenham Court Road Station, offering access to the Northern, Central and Elizabeth Lines.





DESCRIPTION

The property comprises the ground and lower ground floor commercial accommodation forming part of an attractive corner period building in the heart of Fitzrovia.

The accommodation extends to approximately 618 sq ft (57 sq m) arranged over ground and lower ground floors.

The unit benefits from return frontage onto Goodge Street and Charlotte Place together with strong levels of footfall generated by the surrounding office, retail, restaurant and residential occupiers.

ACCOMMODATION & TENANCY

Floor	Sq Ft	Sq M	Tenant	Passing Rent (£pa)	Lease Start	Lease End	Comment
Ground Floor	355	33	Fabrique Ltd	£65,000	06/05/2026	05/05/2036	Upwards Only Market Rent Review: May 2031 Tenant Only Break Option: May 2031
Lower Ground Floor	263	24					
Total	618	57					

*Floor areas are indicative and all parties are encouraged to make their own assessments.

TENURE

A new 999-year long leasehold interest will be created at a peppercorn rent.

PRICE

Offers are invited at £1,075,000 (One Million & Seventy Five Pounds) subject to contract for the benefit of a new 999-year long leasehold interest at a peppercorn rent.

EPC:

C

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.

 www.rib.co.uk 

FOR FURTHER INFORMATION CONTACT:

 **Tino Antoniou**
07943 744 534
Tino@rib.co.uk

 **Michael Georgiou**
07879 896 480
Michael.g@rib.co.uk

RIB

ROBERT IRVING BURNS