



# 24 WARREN STREET

FITZROVIA, LONDON W1T 5LY

LONG LEASEHOLD INVESTMENT  
OPPORTUNITY

RIB

ROBERT IRVING BURNS

# EXECUTIVE SUMMARY



- Rare opportunity to acquire a long leasehold investment in the heart of Fitzrovia.
- Fully let Class E premises to occupier A Jolly Dime Limited, trading as Urban Baristas.
- Arranged over ground floor and basement, extending to approximately 975 sq ft (NIA).
- Let at a passing rent of £45,000 per annum, subject to a 15-year lease term from 05/01/26 with a tenant-only break option at year five and open market rent reviews every five years.
- Lease contracted outside of the Landlord and Tenant Act 1954.
- Situated on Warren Street, a vibrant Fitzrovia street benefitting from strong pedestrian footfall and excellent transport connectivity.
- Offers invited in excess of £750,000 for a new 200-year long leasehold interest, held at a peppercorn ground rent.



# LOCATION

The property occupies a prime position on Warren Street in the heart of Fitzrovia, one of Central London’s most sought-after districts.

Warren Street forms a thoroughfare linking Tottenham Court Road, Euston Road and Great Portland Street, benefitting from strong daily footfall. The immediate area is characterised by a diverse range of independent operators and institutional occupiers.

The property is situated in close proximity to a number of major demand drivers, including University College London (UCL), University College Hospital, the Wellcome Collection, and the wider West End office market, supporting strong occupational demand.

## HOTELS

- 01 Sanderson London
- 02 The Mandrake Hotel
- 03 The London Edition
- 04 Treehouse Hotel
- 05 The Langham
- 06 Chandos House
- 07 The Soho Hotel
- 08 The Newman

## RESTAURANTS

- 09 Berners Tavern
- 10 ROVI
- 11 ROKA
- 12 Pied a Terre
- 13 Hakkasan
- 14 10 Greek Street
- 15 The Carnaby
- 16 Meraki
- 17 Portland

## PUBS & BARS

- 18 The Social
- 19 The Finery
- 20 London Cocktail Club
- 21 The Crown & Sceptre
- 22 The Lucky Pig
- 23 BrewDog Soho
- 24 The Bloomsbury Club

## MEDICAL

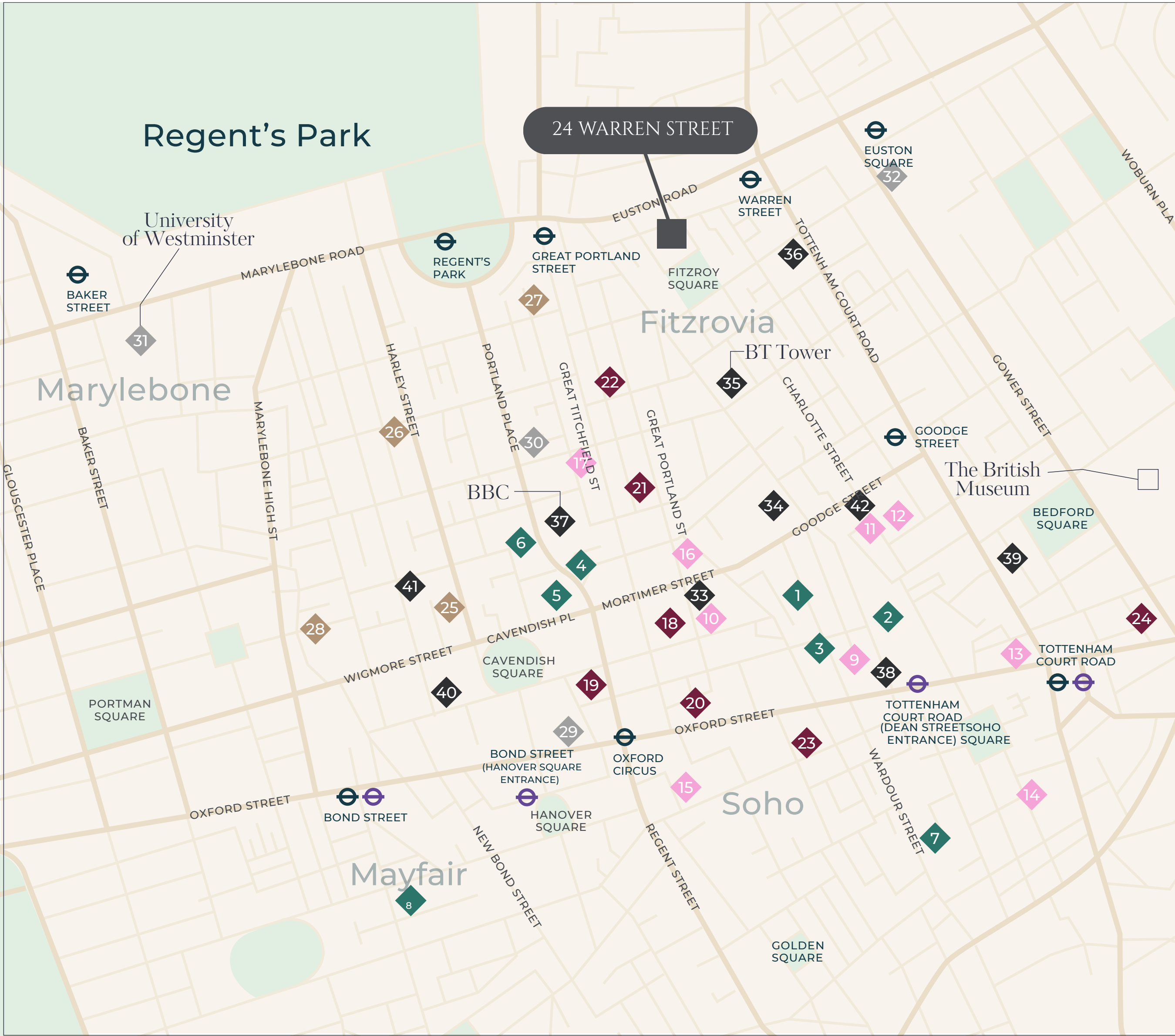
- 25 Isokinetic London
- 26 The Harley Street Clinic
- 27 The Portland Hospital
- 28 Schoen Clinic

## EDUCATIONAL

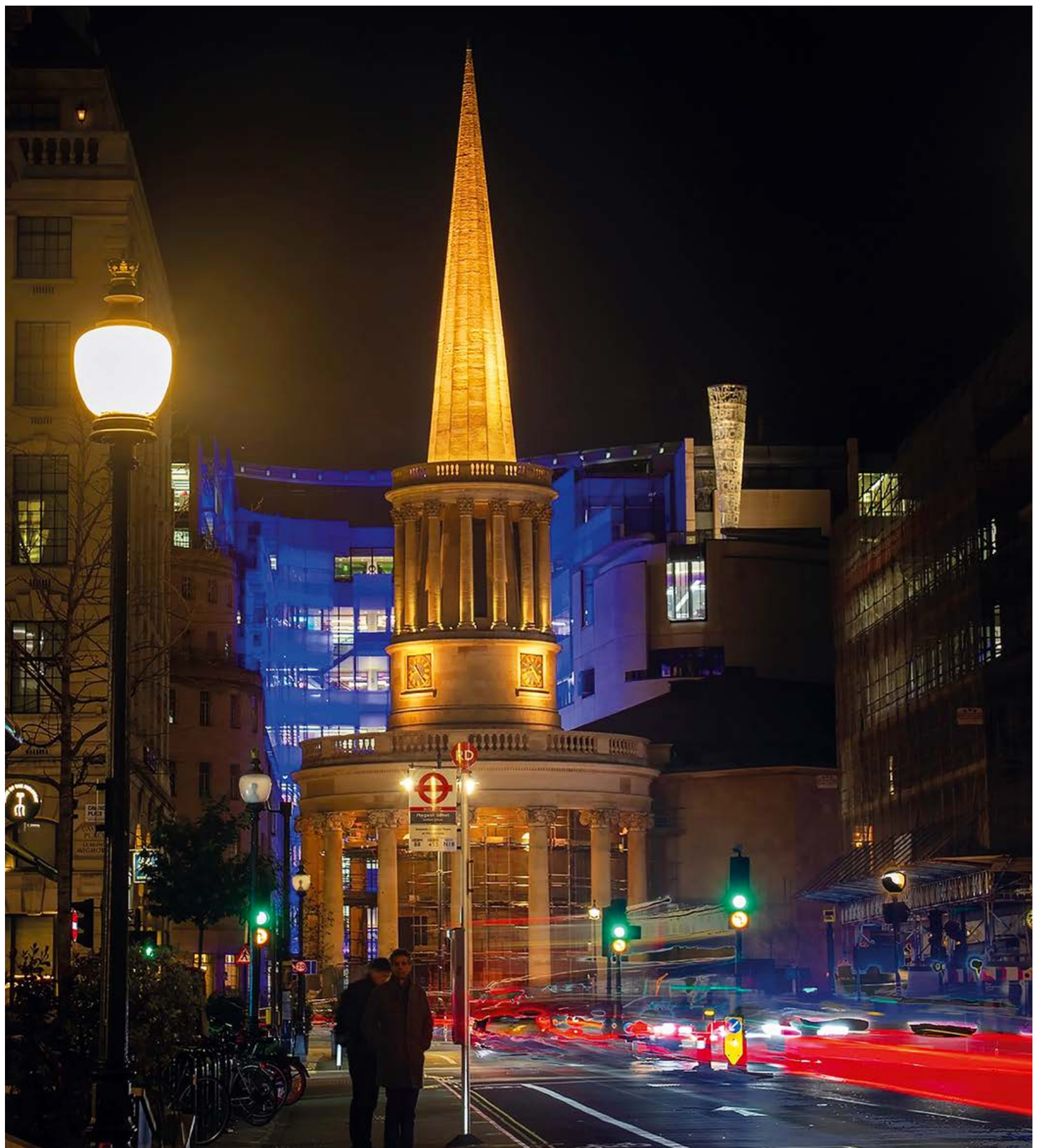
- 29 UAL London College of Fashion
- 30 EIFA International
- 31 University of Westminster
- 32 UCL

## OFFICE OCCUPIERS

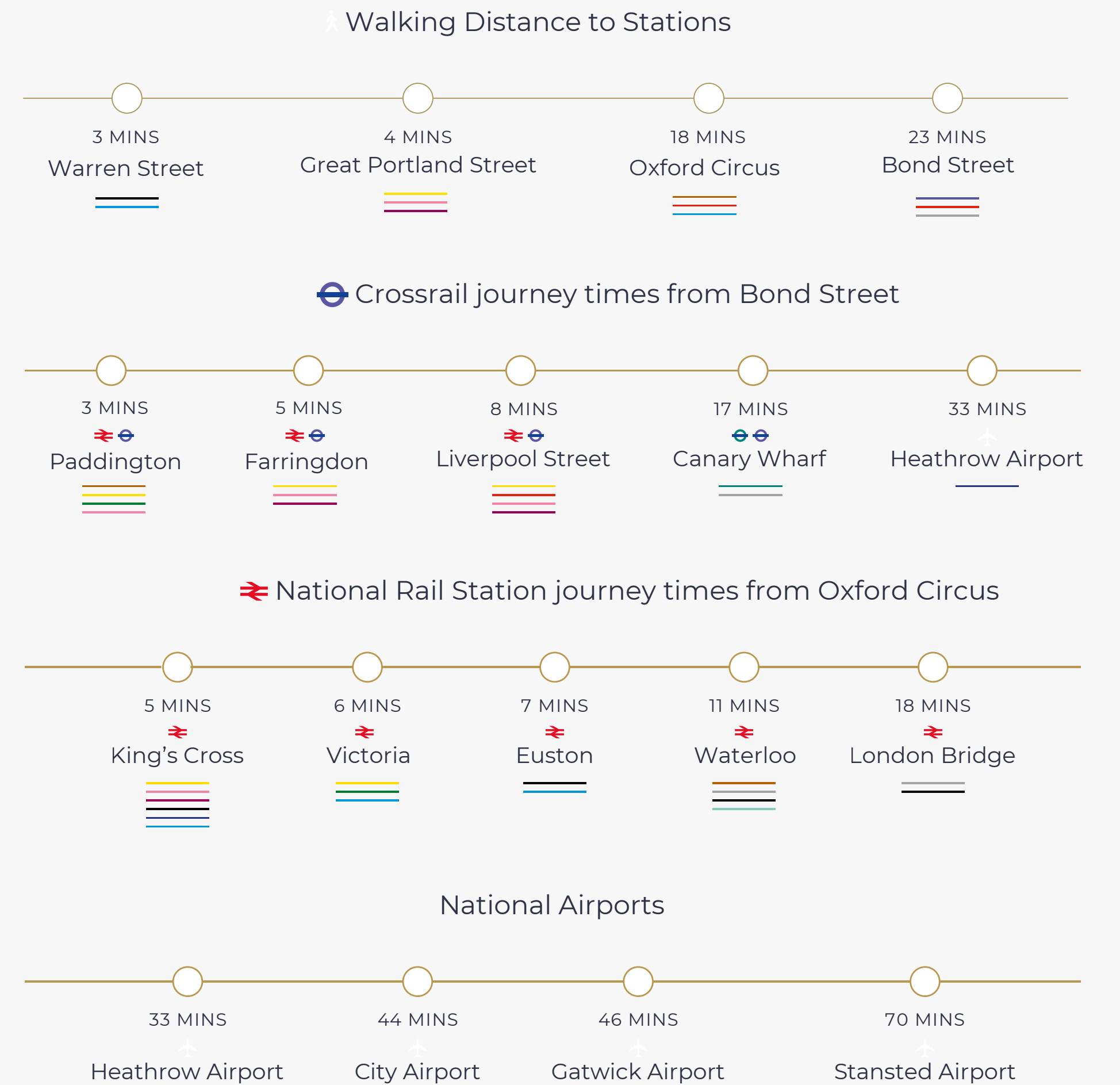
- 33 Lionsgate
- 34 Estee lauder
- 35 BT Tower
- 36 Arup
- 37 BBC
- 38 Facebook
- 39 Skyscanner
- 40 Coca Cola
- 41 Taylor Bennett
- 42 Knotel



FITZROVIA



Strategically positioned in one of Central London's most desirable and well-connected neighbourhoods. The property offers outstanding access to key destinations across the West End and wider London



# DESCRIPTION

The property comprises a prominently positioned commercial investment with excellent street frontage on one of Fitzrovia’s well-established pitches. Situated beneath residential upper parts, the unit benefits from Class E planning use and strong visibility within a high-footfall location.

The premises are fully let to A Jolly Dime Limited, trading as Urban Baristas, and operated as a café, providing secure income under a 15-year lease, incorporating a tenant-only break option in year five and open market rent reviews every five years.

The property offers well-configured accommodation arranged across ground floor and basement accommodation. The tenant has undertaken a good quality fit out.

| NAME                 | TERM                          | RENT (£PA) | NOTES                                                                             |
|----------------------|-------------------------------|------------|-----------------------------------------------------------------------------------|
| A Jolly Dime Limited | 05/01/2026<br>-<br>04/01/2041 | £45,000    | Open Market rent review every 5-years. Tenant only break on the fifth anniversary |



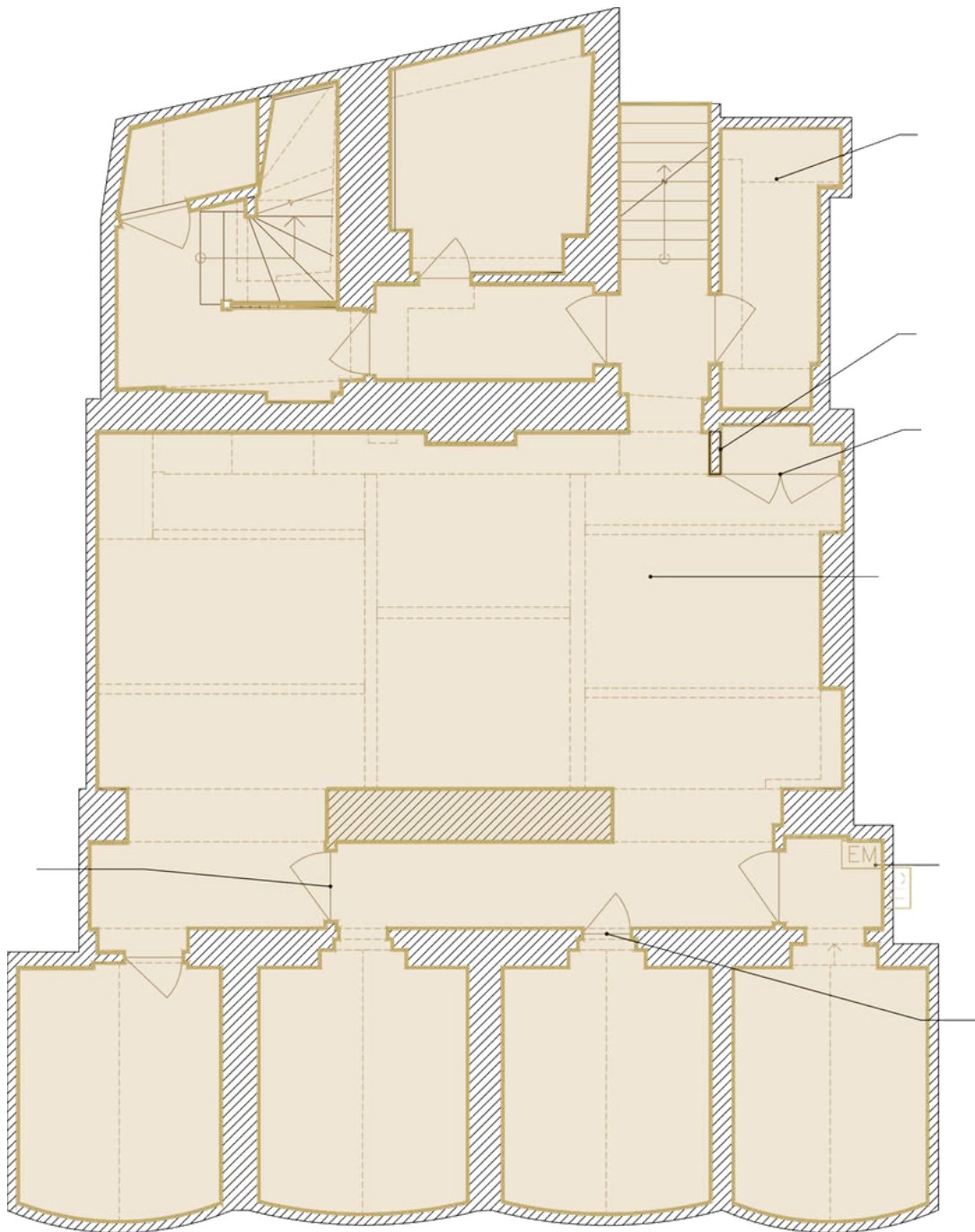


# ACCOMMODATION SCHEDULE

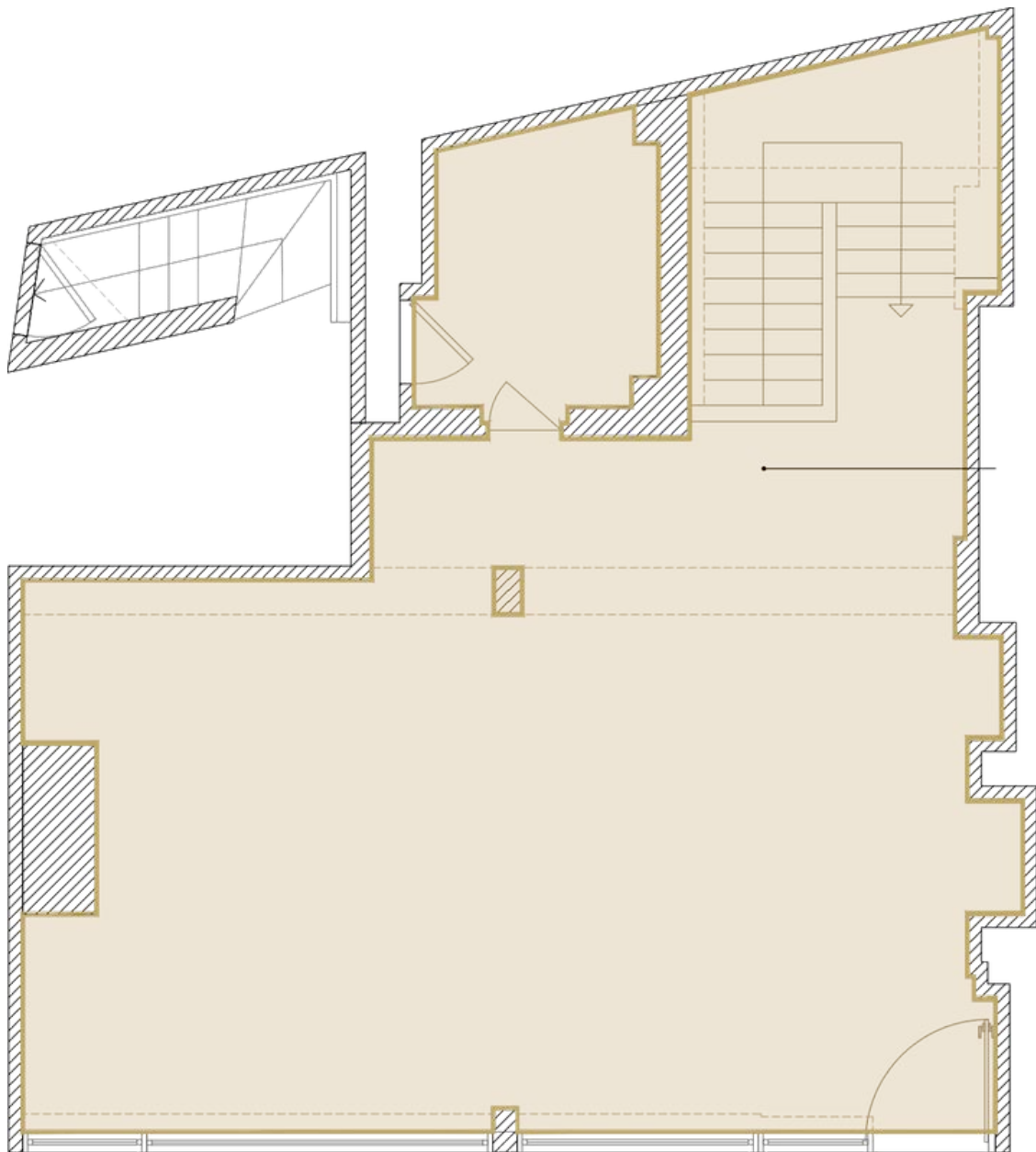
| FLOOR        | NIA (SQ.FT) | NIA (SQ.M) |
|--------------|-------------|------------|
| Lower Ground | 563         | 52.3       |
| Ground       | 412         | 38.3       |
| TOTAL        | 975         | 90.6       |

## FLOOR PLANS

LOWER GROUND FLOOR



GROUND FLOOR



## TENURE

Long leasehold on a 200-year term, held at a peppercorn ground rent

## PRICE

Offers invited in excess of £750,000 for the long leasehold interest.

## VAT

TBC

## 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.

## FOR FURTHER INFORMATION CONTACT:



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