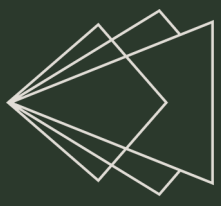
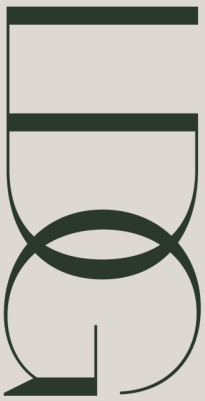
53 CLEVELAND STREET

Fitzrovia







53 Cleveland Street

LDG

Lookbook









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Specifics

DESCRIPTION
Suitable for investors & owner occupiers.

A unique opportunity to purchase a vacant ground floor and lower ground premises in Fitzrovia which can be rented or suitable for a business looking to have total control from a workspace they own. Historically the premises has traded as a restaurant but under class e planning, the premises would be suitable for a range of uses from retail, gallery, showroom, medical or office use.

HIGHLIGHTS
- Ground floor & lower ground premises for sale
- Sold With Vacant Possession
- Suitable For A Variety of Class E Planning Uses
- Excellent Branding Opportunity With Ground Floor Frontage
- Full Commercial Kitchen With Extraction

TENURE
Virtual Freehold (999 years) at a peppercorn ground rent.

PRICE
£875,000 - STC.

VAT
The property is not VAT elected.

COMMERCIAL PLANNING USE
Class E – Suitable for, retail, showroom, offices, medical, educational and leisure uses.

BUSINESS RATES
Rateable Value - £44,750
Rates Payable - £22,330.25 (support small business 2023 releif)

VIEWING
We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

PHOTOGRAPHY
Our marketing include CGIs to help you visualise the commercial unit. These are for indicative purposes only.

COMMUTE
Great Portland Street - 1 min
Warren Street - 2 mins
Goodge Street - 6 mins
Tottenham Court Road - 10 mins

PARKING
Just Park, Regents Park - 2 mins

FOODIE HOTSPOTS
- Bento Ya - Miel
- Passyunk Avenue - Caravan

LIQUID LUNCH
- The Remedy Wine Bar - Smugglers Tavern
- The Albany - The Grafton Arms

A STRETCH AWAY
- Pure Gym - F45
- Fitness First - Flow LDN

FURTHER INFORMATION
Tenancy schedule, EPC & other reports are available upon request.

Schedule of Accommodation

Demise	sq ft
Ground	758
Lower Ground	758
Total	**1,516**

Ready to talk?



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