Robert Irving Burns

SEVENTY CLEVELAND STREET
LONDON W1

CENTRAL LONDON MIXED-USE INVESTMENT OPPORTUNITY – FREEHOLD FOR SALE

INVESTMENT SUMMARY

- **Mixed-use investment opportunity situated in a prime position on Cleveland Street**
- **Ground and Lower Ground floors are let to Brazilian Gourmet Limited on a lease expiring this month (July 2020). A new 10 year lease has been agreed at a rent of £25,300 pa.**
- **The First floor offices are let until 13/09/2020, outside the Landlord & Tenant Act at a rent of £12,500 pa.**
- **The duplex flat benefits from vacant possession**
- **Freehold**

LOCATION

The subject property is situated on the east side of Cleveland Street, close to the junction with Maple Street. The surrounding locale consists of numerous retail, restaurants and office occupiers, as well as a large Residential population.

Regent's Park is within close proximity to the north of the property. Oxford Street is situated to the south, home to numerous major national and global retailers.

The property benefits from excellent communications with Great Portland Street, Regent's Park, Warren Street and Goodge Street stations within close proximity. Communications will be improved further with the opening of the Crossrail development at Tottenham Court Road station, scheduled for completion later this year.

Immediately opposite the subject property is a new mixed-use development scheme which will comprise of 88 new flats with retail and office space. The site is currently under construction and is due for completion in 2021. This stunning development will transform the area providing increased footfall for properties located on Cleveland Street.

DESCRIPTION

The property is a mixed-use property arranged over lower ground, ground and three upper floors. The lower ground and ground floors contain retail use with offices on the first floor. The second and third floors comprise a duplex residential flat that has recently undergone refurbishment.

TENURE

Freehold.

VAT

The property is NOT elected for VAT.

EPC

Provided upon request.

RIB Robert Irving Burns

70 CLEVELAND STREET

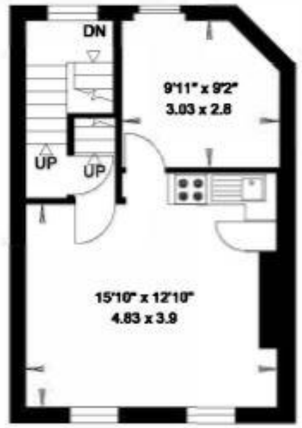
LONDON W1

Scale 1:100

Gross Internal Area = 201 sq. metres

2167 sq. feet

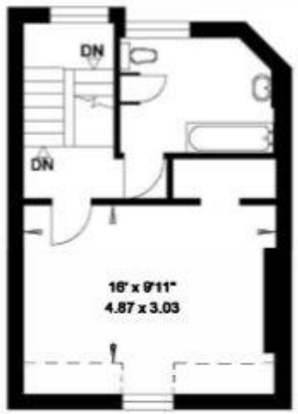
(Excluding Restricted Heights)



SECOND FLOOR

Gross Internal Area = 35 sq. metres

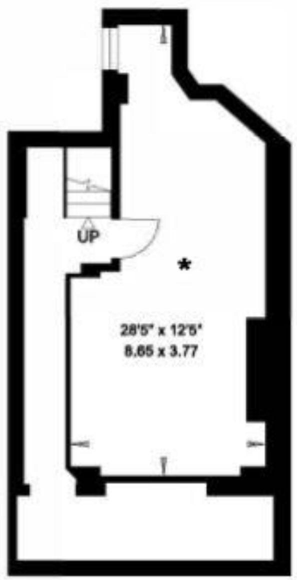
383 sq. feet



THIRD FLOOR

Gross Internal Area = 31.2 sq. metres

334 sq. feet



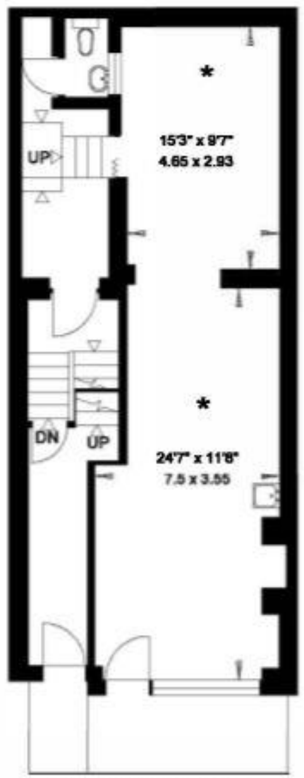
LOWER GROUND FLOOR

Net Internal Area = 24 sq. metres

259 sq. feet

Gross Internal Area = 42 sq. metres

452 sq. feet



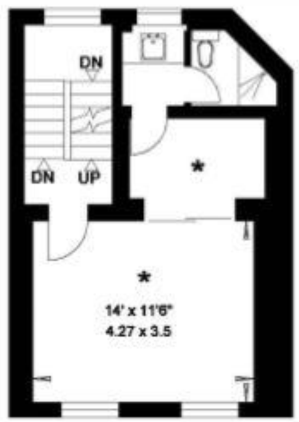
GROUND FLOOR

Net Internal Area = 38 sq. metres

419 sq. feet

Gross Internal Area = 61 sq. metres

656 sq. feet



FIRST FLOOR

Net Internal Area = 19 sq. metres

210 sq. feet

Gross Internal Area = 31.8 sq. metres

342 sq. feet

ACCOMODATION

Floor	Use	Tenant	Rent (£pa)	Lease Expiry Date	Floor Area	
					NIA	GIA
Lower Ground	Commercial	Brazilian Gourmet Ltd.	£25,300	See note #1.	258 sq ft 24 sq m	452 sq ft 42 sq m
Ground	Commercial	“”			409 sq ft 38 sq m	657 sq ft 61 sq m
First	Commercial	Mr. Cainer	£12,500	13/09/2020	-	342 sq ft 31.8 sq m
Second (Duplex)	Residential		Vacant		-	377 sq ft 35 sq m
Third (Duplex)	Residential		Vacant		-	336 sq ft 31.2 sq m
Total						**2,164 sq ft** **201 sq m**

The floor areas have been provided by planaid. Interested parties are recommended to verify the measurements.
Note #1. A new 10 year lease has been agreed at a rent of £25,300 pa, albeit the first year will remain at £23,000 pa. This will be topped up by the vendor to £25,300 pa. There will be an upward only Rent Review at the end of the 5th year.

PRICE

Upon Application.

VIEWINGS

Viewings and further information can be obtained from the sale agents **ROBERT IRVING BURNS.**

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