



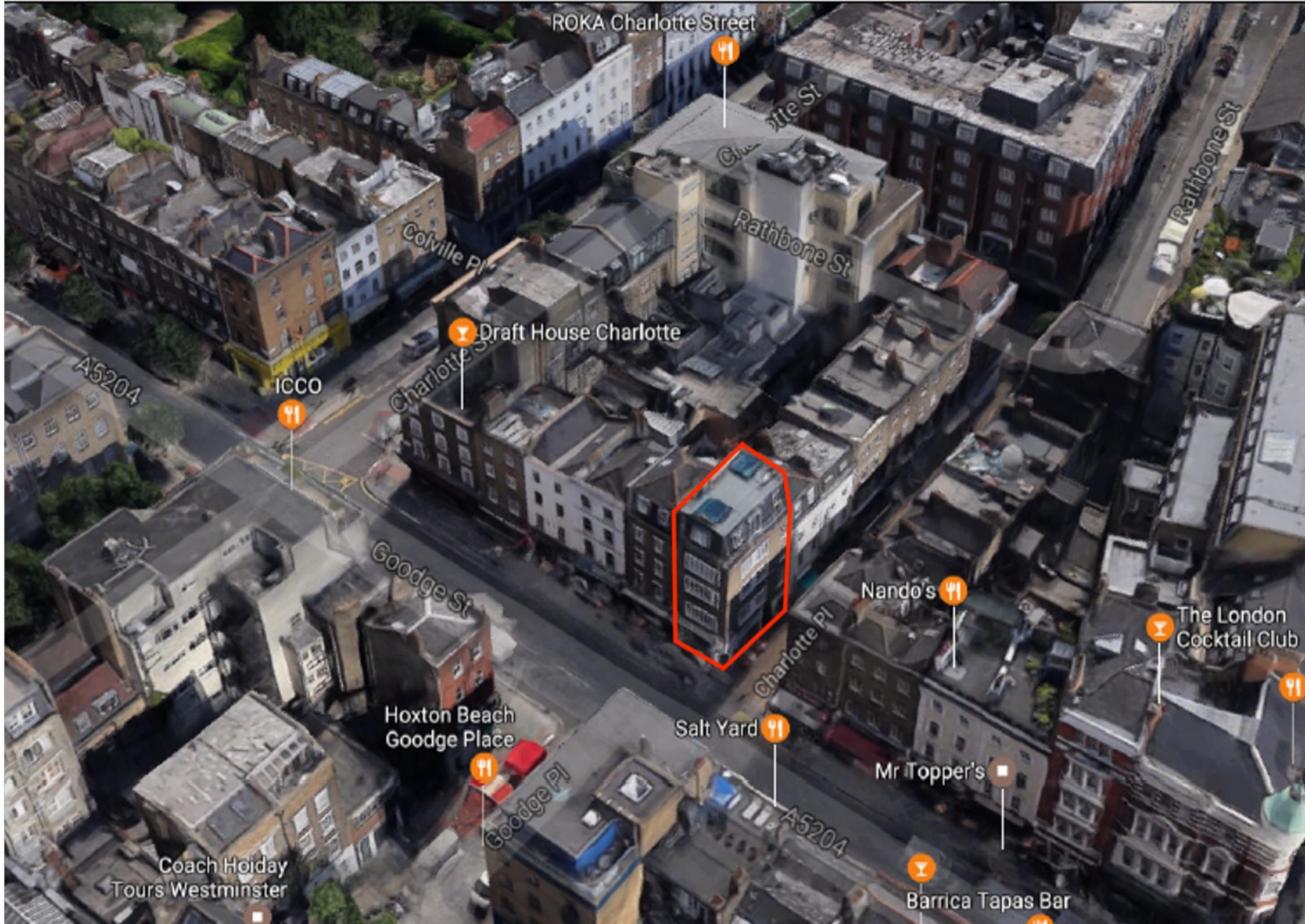
SAVOY STEWART  
COMMERCIAL PROPERTY

Located in Central  
London in the Heart  
of Fitzrovia

A Corner Sited  
Mixed Use  
Freehold Investment

53 Goodge Street,  
London W1T 1TG





ROKA Charlotte Street



Charlotte St

Rathbone St

Colville Pl

Draft House Charlotte



Charlotte St

ICCO



A5204

Goodge St



Nando's



Charlotte Pl

The London  
Cocktail Club



Hoxton Beach  
Goodge Place



Salt Yard



Mr Topper's



Coach Holiday  
Tours Westminster



Goodge Pl

A5204

Barrica Tapas Bar





## INVESTMENT CONSIDERATIONS

- > Mixed use building located in the heart of Fitzrovia
- > Unique opportunity to acquire an impressive corner sited building
- > Freehold
- > Value add opportunity to convert the first and second floor offices to residential use, subject to planning
- > 1,305 sq. ft. GIA ( 121.23 sq.m.)
- > Current Rent of £80,250 per annum
- > Offers in excess of £1,500,000

## LOCATION

Goode Street is located to the north of Oxford Street and west of Tottenham Court Road in the West End. Located in Fitzrovia an increasingly popular Central London location which has attracted a combination of major occupiers from the media, broadcasting and creative sector together with boutique restaurants

## SITUATION

The property is situated on the corner of Charlotte Place and Goode Street in close proximity to the redevelopment of the former Middlesex Hospital. Developed by Exemplar, in partnership with Aviva and Kaupthing. Fitzroy Place providing 235 private apartments, 20,000 sq ft of retail/restaurant space, 220,000 sq ft of commercial space. It includes the head office for Estee Lauder in addition to health and educational facilities and public open space.

The property itself benefits from excellent communication links with Goode Street (Northern Line) Tottenham Court Road (Central and Northern Lines), Warren Street (Northern and Victoria Lines), all within easy walking distance. In addition, the property is well served by several bus services providing direct access to Kings Cross/ St Pancras International, Victoria and Charing Cross, Putney and Hammersmith.



## DESCRIPTION

An impressive corner sited period building forming part of a terrace of similar properties, arranged over basement, ground and four upper floors.

The ground and basement floors are used for restaurant and hot food take away. The self-contained upper floors accessed from Charlotte Place and comprise offices at first and second floor and a maisonette over the third and fourth floors that has now been sold off.

## TENURE

Freehold

## EPC

Available on request.



## TENANCY SCHEDULE

UNIT	TENANT	ACCOMMODATION		LEASE	RENT (PER ANNUM)	COMMENT
		SQ FT	SQ M			
Ground/Basement (Retail)	The lease has been assigned to Fabrique from The Modern Bakery Ltd	Ground 355 Basement 263	33 24	10 years From: 31 <sup>st</sup> January 2011 Expiry: 30 <sup>th</sup> January 2021	£50,000	Tenant holding over Unprotected Lease outside the 1954 Act
First Floor (Offices)	Phoenix 7 Limited	337	31	5 years From: 14 <sup>th</sup> October 2015 Expiry 13 <sup>th</sup> October 2021	£17,500	Tenant holding over Rent Deposit £8,750 Unprotected lease outside the 1954 Act.
Second Floor (Offices)	Dave Woolf Ltd	350	33	5 years From: 15 <sup>th</sup> March 2015 Expiry 14 <sup>th</sup> March 2020	£12,500	Tenancy at will Rent Deposit £5,000
Third/Fourth Floor (Maisonette)	Sold off			125 years from 25 <sup>th</sup> March 2015	£250.00	
<b>TOTALS</b>		<b>1305</b>	<b>121</b>		<b>£80,250</b>	

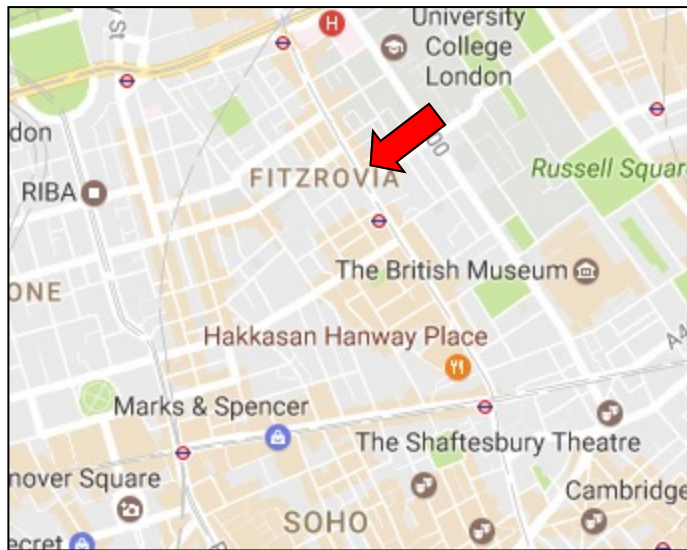
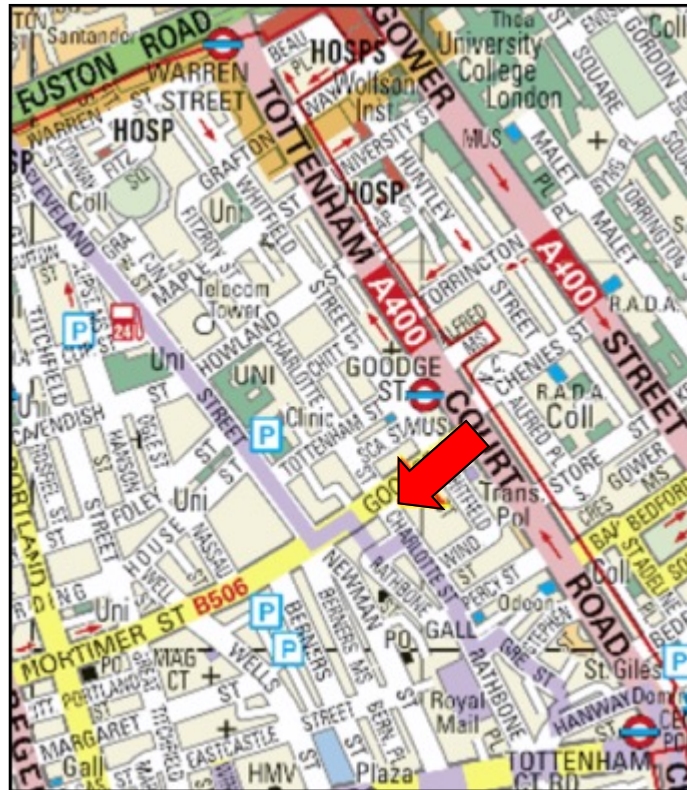


## PROPOSAL

We have been instructed by the vendor to seek offers in excess of **£1,500,000 subject to contract**, for the freehold interest reflecting a net initial yield of 5.04% after allowing for purchaser's costs of 6.34%.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



## VIEWING & FURTHER INFORMATION

All interested parties are requested to make any appointments strictly through Savoy Stewart.



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## TERMS & CONDITIONS

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