



**RIB**

*Robert Irving Burns*

Property Consultants

**MIXED USE FREEHOLD  
BUILDING FOR SALE**

**78**

**GREAT TITCHFIELD STREET  
LONDON W1W 7QS**

## LOCATION

The subject property is situated in the heart of Fitzrovia, between Foley Street & Riding House Street. The area is a mixed commercial/ residential location with a variety of restaurants and coffee shops. Oxford Circus and Great Portland Street Stations are within a few minutes walking distance from the property.

## DESCRIPTION

The premises are offered with full vacant possession and comprise commercial space on the lower ground, ground, first & second floors, with the third and fourth floors being a residential duplex apartment.

The ground floor and basement have for many years been utilised as a showroom and ancillary premises. We therefore believe that the use would fall in an A1 use and that an A3 use would be able to be achieved subject to planning permission.



## FLOOR AREA

FLOOR	USE	Size NIA (sq ft)	Size GIA (sq ft)
Lower Ground	Commercial	579	
Ground	Commercial	508	
First	Commercial	569	
Second	Commercial	368	
Third & Fourth	Residential (including second floor access)		930
<b>Total</b>		<b>2,954 plus vaults (approx. 200 sq ft)</b>	

## TENURE

Freehold

## LEGAL COSTS

Each party is to bear their own costs

## VAT

TBC

## PRICE

Upon Application

## CONTACT

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