



RIB

Robert Irving Burns

Property Consultants

52 TOTTENHAM COURT ROAD FITZROVIA W1T 2EH

FREEHOLD BUILDING
SUITABLE FOR INVESTORS
OR OWNER OCCUPIERS

FOR SALE

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LOCATION

The subject property is situated on a prime retail pitch of Tottenham Court Road. Nearby occupiers include DFS, Carphone Warehouse, Metro Bank, Itsu, M&S etc.

Goodge Street & Tottenham Court Road Stations are within a few minutes walking distance to the property.

CROSSRAIL

Tottenham Court Road station is in the final stages of its major transformation with an expected completion date being in the first half of 2022. The Crossrail project is delivering a new underground station and ticket hall at Dean Street in Soho and a second integrated ticket hall below St Giles Circus on Oxford Street.

When complete, Tottenham Court Road will be one of London's busiest stations, providing an interchange between Northern, Central and Elizabeth line services, with more than 170,000 passengers passing through the station every day.





Great Portland Street

Warren Street

Goode Street

52 Tottenham Court Road

Facebook

Oxford Street

Tottenham Court Road

Soho Square Gardens

The British Library

The University of London

Russell Square

The British Museum

Bedford Square Garden

Tottenham Court Road



DESCRIPTION

The property is arranged over basement, ground and three upper floors. The ground floor and basement consists of retail space with offices above. The retail accommodation is let to a food operator on a flexible lease with a 3 month rolling break clause. The offices are offered with the benefit of full vacant possession.



TENANCY SCHEDULE

Address	Use	Size	Rent £pa	AST / lease end date	Notes
52 Tottenham Court Road					
Basement & Ground	Retail	1,306	60,000	16/09/33	Rolling Landlord break option from July 2022 (3 months' notice). Outside the Landlord & Tenant Act 1954.
First	Offices	699		Vacant Possession	
Second		347		Vacant Possession	
Third		374		Vacant Possession	
Total		2,726	60,000		Note. The floor areas are subject to verification and purchasers are advised to verify this information for themselves.



VAT

The property is elected for VAT and it is envisaged that the sale will take the form of a TOGC.

LEGAL COSTS

Each party is to bear their own legal costs.

TENURE

Freehold.

PRICE

Upon application.

CONTACT

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