

108 Cleveland Street Fitzrovia, London W1T 6NY

lot 25

Central London Retail Investment

- Retail Investment let until 2027 (subject to option)
- Situated in the Fitzrovia District of Prime Central London
- Approximately 150 metres north of the landmark BT Tower
- Approximately 400 metres west of University College London

Rent
£20,000
per annum
exclusive



Location

Miles: 300 metres south-east of Regent's Park
950 metres north of Oxford Circus
600 metres east of BBC Broadcasting House

Roads: A41, A400, A501

Rail: Regent's Park (Bakerloo Line), Great Portland Street (Metropolitan, Circle and Hammersmith & City Line), Warren Street (Victoria and Northern Line)

Air: London City Airport

Situation

Fitzrovia is a fashionable and highly affluent residential and commercial district of Central London and situated north of Soho and east of Marylebone. Cleveland Street is located in the heart of Fitzrovia some 150 metres from the Fitzroy Square Gardens.

The property is situated at the northern end of Cleveland Street near its junction with Marylebone Road, just 300 metres south-east of Regent's Park.

Description

The property comprises ground floor retail accommodation.

Tenure

Virtual Freehold. Held for a term of 999 years from 17th November 2014 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	25.97 sq m (280 sq ft)	SURYAKANT VALLABHDAS PATEL (t/a Western Printers) (1)	12 years from 01/01/2015 on a full repairing and insuring lease (2)	£20,000	01/01/2019 and 4 yearly
Totals		25.97 sq m (280 sq ft)			£20,000	

(1) The tenant has been trading in Cleveland Street for over 20 years.

(2) The lease provides for a tenant option to determine the lease on 4th January 2019.

For further details please contact:

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