

# Lot 7, 20 Goodge Place, Fitzrovia, London,

**W1T 4SH**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Central London Office with Residential Conversion Potential

[www.acuitus.co.uk](http://www.acuitus.co.uk)

## Property Information

### Central London Office with Residential Conversion Potential

- Prime Central London Location
- Self Contained Ground and Lower Ground Office
- Residential Conversion potential (Subject to Consents)
- Situated 400 metres North of Oxford Street
- Previously Used as a Recording Studio

**Auction**  
17/Feb/2022

**Lot**  
7

**Status**  
Available

**Vacant Possession**

**Auction Venue**  
Live Streamed Auction

**Sector**  
Office

### Location

**Miles** 500 metres north of Oxford Circus, 500 metres north of Tottenham Court Road Station

**Rail** Tottenham Court Road (Central and Northern Lines), Oxford Circus (Central, Bakerloo and Victoria Lines, Great Portland Street (Circle, Hammer & City and Metropolitan Lines), Warren Street (Northern and Victoria Lines)

**Air** London City Airport, London Heathrow Airport, London Gatwick Airport

### Situation

The property is located in the highly fashionable Central London West End district of Fitzrovia, which lies between Oxford Street to the south and Euston Road to the north, Regent Street to the west and Tottenham Court Road to the east. The cosmopolitan Soho district lies immediately south.

The property is situated on the west side Goodge Place, a quiet cobbled street between Tottenham Street and Goodge Street and immediately to the west of Charlotte Street and Tottenham Court Road. Nearby occupiers include a mix of offices and residential. Goodge Place is parallel to Charlotte Street, popular for its Leisure and hospitality venues with an eclectic mix of restaurants, cafes and shops.

### Tenure

Virtual Freehold. Held for a term of 999 years from 25th March 1989 until 2988 at a fixed peppercorn rent.

### Description

The property forms part of an attractive period terrace building and comprises the self-contained ground and lower ground floor of office accommodation that was previously used as a recording studio. The offices are currently configured around a centralised kitchen/ breakout area. The lower ground floor benefits from good natural light.

### Planning

The property may be suitable for residential conversion, subject to obtaining consents. The property is Grade 2 listed and lies within the Charlotte Street Conservation Area. The property is within the jurisdiction of the London Borough of Camden

### Completion Period

Six week completion

### EPC

Band D.

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## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground Lower Ground	Office Office	35.70 sq m 67.80sq m	(384 sq ft) (729 sq ft)	VACANT POSSESSION
<b>Total Approximate Floor Area</b>		<b>103.50 sq m</b>	<b>(1,113 sq ft) (1)</b>	

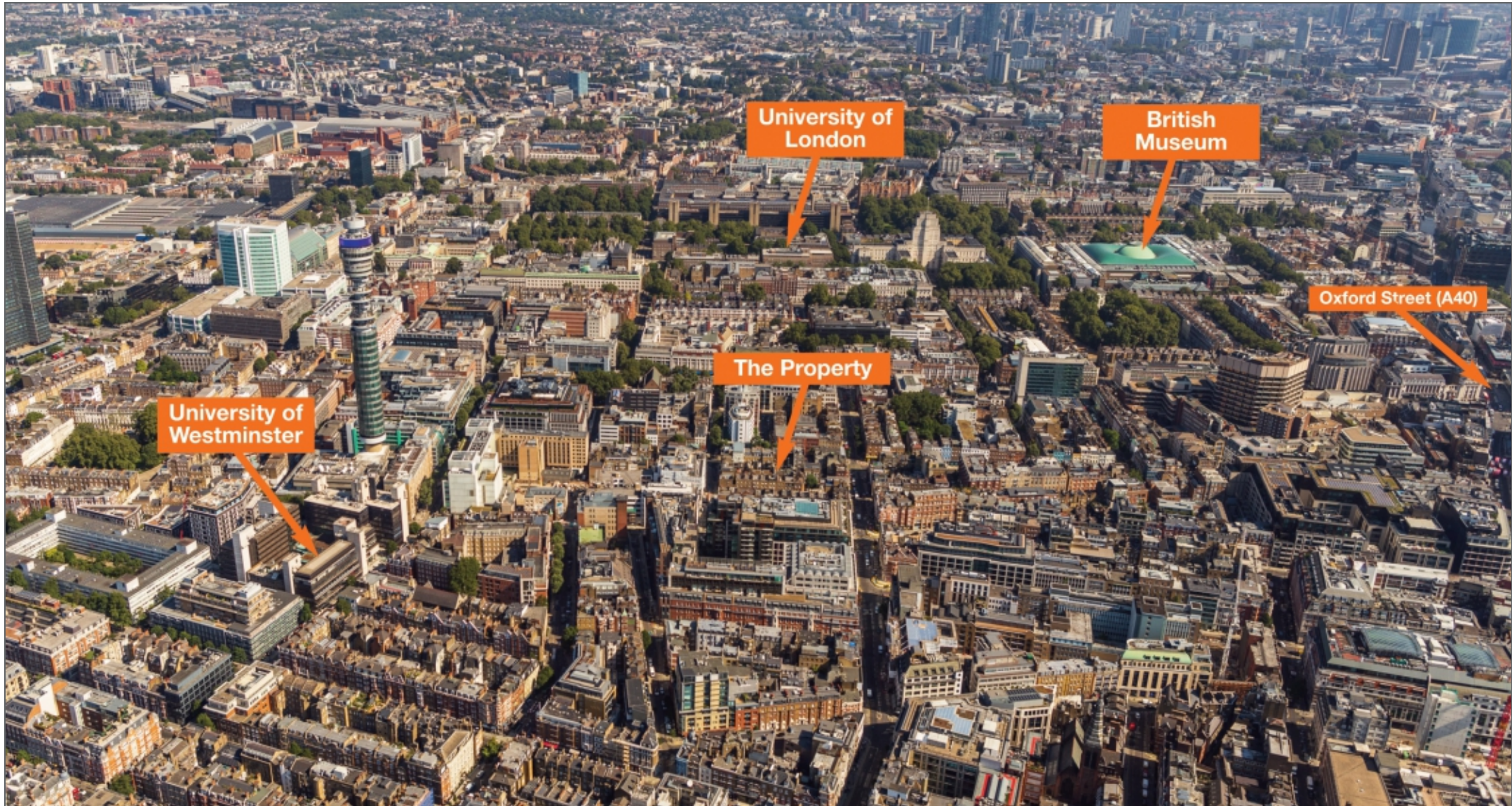
(1) The floor areas stated above have been provided by the Seller.



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## Contacts

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