# 27 Tottenham Street, Fitzrovia, London, W1T 4RW

Georgian Freehold opportunity in London's West End Offers invited in excess of £2,200,000

Fully Let Class E Retail Unit with Two Duplex Apartments above.





### Description

A handsome Georgian building located just off vibrant Charlotte Street in one of London's most sought-after neighbourhoods. The property comprises a fully let Class E retail unit across ground and basement floors, producing £50,000 per annum, with a lease in place until 31 October 2026.

Above are two stylish duplex maisonettes generating a combined annual income of £68,900.

Surrounded by renowned restaurants, boutique hotels and cultural landmarks such as the Charlotte Street Hotel and the BT Tower, this is a rare opportunity to acquire a secure, mixed-use asset in the heart of W1.

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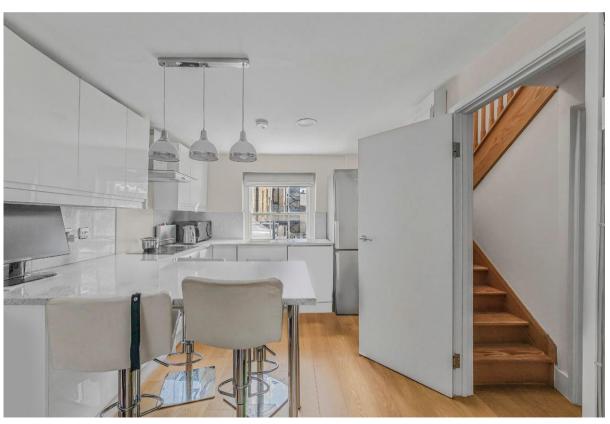
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## Features

- Freehold
- Fully income generating property
- 2 single dwellling residential apartments
- £118,900 income











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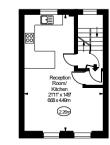
## Floorplan

LowerGroundFloor Gross Internal Area - 305 Sq.Ft - 2833 Sq.M.

(Excluding Vaults & Outside Space)

Tottenham Street, Fitzrovia W/T4R/V

- Ceiling Height



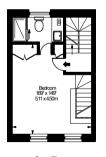




Fourth Floor Gross Internal Area - 278 Sq.R. - 2583 Sq.M. (Excluding Communal Staircase)



GoundFloor Fist Floor
Gos Internal Area-220 SqR - 2137 SqM Goss Internal Area-257 SqR - 2480 SqM
(Educing Communal Enternae Hall) (Educing Communal Staircase)



SecondFloor Gross Internal Area - 266 Sq.Pt - 2490 Sq.M (Excluding Communal Staircase)

#### Please contact

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#### Term

Offers in excess of £2.200.000

## **EPC** rating

EPC rating to follow



Gross Internal Area 1841 sq. feet (171.03 sq. metres) (Including Communal Staircase)

Goss Internal Area Including Restricted Heights 1851 sq. feet (171.96 sq. metres) (Including Communal Staircase)

Gross Internal Area 1815 sq feet (16861 sq metres) (Excluding Communal Staircase)

Goss Internal Area Including Resticted Heights 1825 sq. feet (16954 sq. metres) (Excluding Communal Staircase)

Total Nat Internal Area 835 sq. feet (77.57 sq. metres)

Commercial Net Internal Area 410 sq. feet (3609 sq. metres)

Residential Net Internal Area 425 sq. feet (3948 sq. metres)

Vaults & Outside Space Area 150 sq. feet (13.94 sq. metres)