

GROUND & LOWER GROUND FLOORS

32 WARREN STREET, LONDON W1T 5PG

DESCRIPTION

The building is Grade II listed and was built during the Regency period.

Floors one, two and three comprise compact one bedroom flats which are accessed via the right hand Warren Street front door which leads to a hallway and a half landing above which stairs lead to the three flats.

The ground floor is accessed via the left hand Warren Street front door or via a rear door in Warren Mews which leads to a kitchenette and a separate wet room/wc with a small run of stairs leading then to a half landing and a surgery door.

The lower ground floor can only be accessed via Warren Mews through the kitchen area and then down a flight of stairs leading to an office door.

1:100 plans are below.

HISTORIC USE

The premises were (before redevelopment of the building) used by a Greek tailor.

The premises were purchased by my pension trustees (the M H Ruse SIPP) in 2006. At that time they were let to AKW estate agents at a fully repairing rent of £16,000 per annum.

In 2009 AKW indicated their volume of business had declined and they no longer needed both floors. It was a good opportunity for me to occupy one floor - the lower ground floor - and so to facilitate this planning permission was sought and received to build an extension in the rear yard for the addition of the wet room/wc as there were no facilities on the ground floor for AKW.

Before the extension had been completed AKW's sales had reduced further and they gave notice in about 2010.

As a result of the departure of AKW the ground floor was separately business rated and marketed for rental as a separate office/shop with a shared access via Warren Mews to my lower ground floor office.

No offer came forward from an office or shop based business and there was no enquiry from a professional sole practitioner like myself.

The only offer to be made was from a dentist which eventually was accepted and this led to a change of use to a clinic being obtained.

After about a year into the tenancy the dentist started to default persistently and she was given notice to quit.

Once more the ground floor was marketed for rental as an office/shop or alternatively as a clinic. The only offer was from a complementary clinic start up which was accepted.

As was the case with the dentist the new tenant failed to pay regular rent and being heavily in default was given notice to quit.

Since 2014 the ground floor has been let to Helix Clinic by a tenancy at will terminable on a month's notice; the rent was £1,350 pcm inclusive of electricity, gas, water and insurance.

Helix Clinic turned down my offer of a 5 year lease.

During COVID it was necessary to provide rent waiver to Helix Clinic.

Four months ago Helix Clinic informed me that due to a downturn in activity it could no longer afford £1,350 pcm. Without a realistic prospect of finding another tenant the rent has been reduced to just £700 pcm.

CURRENT POSITION

I am 74 and semi-retired and plan to move to the South Coast. Helix Clinic will also likely soon be moving on and even with their very low rent it is necessary to offer sub-letting - see advert from the street window (below).

Other than for serviced facilities there is no demand for small office spaces in the area and such limited demand as there might have been several years ago has been killed off by the consequences of the working at home phenomenon brought about by COVID.

The premises offer period style small accommodation not suited to any sort of open plan concept.

Due to traffic restrictions Warren Street is not a through route and has outdoor dining further towards Warren Street station.

There is no retail foot fall whatsoever at the Great Portland Street end of Warren Street.

31 and 33 Warren Street (either side of the premises) have both been converted to residential use as have been other ground floors/basements in Warren Street. Realistically 32 Warren Street should follow and be converted to residential use.

Unlike many other buildings in Warren Street no alteration is necessary to the exterior of 32 and, very unusually, there are windows at the front and the rear of both floors plus outside space in the light well and storage in the two road vaults.

It is respectfully submitted that listed planning approval for change of use to residential should be granted.

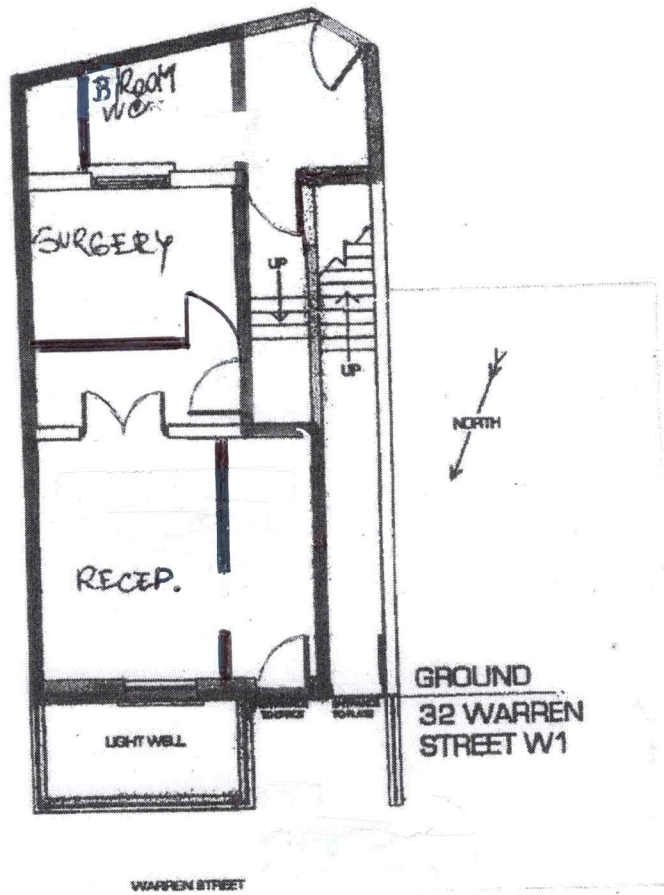
A handwritten signature in black ink, appearing to read 'Mick Ruse', positioned above a dotted line.

Mick Ruse

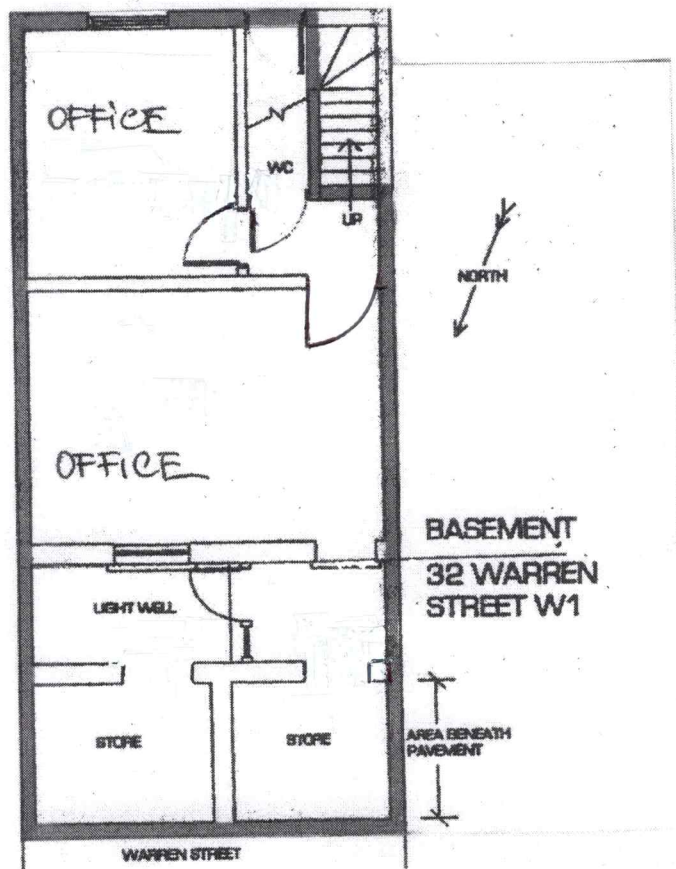
31 July 2024

32ws-use

SCALE 1:100



SCALE 1:100



(No subject)

From: Mick Ruse (mhruse@aol.com)

To: mhruse@aol.com

Date: Tuesday 30 July 2024 at 14:05 BST



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