

PRELIMINARY DETAILS “WHAT WILL I BE”

**15 GOODGE PLACE FITZROVIA
LONDON W1T 3SG**

GROUND FLOOR & BASEMENT PREMISES



LOCATION & DESCRIPTION

Situated on a very visible corner of Goodge Place and Tottenham Street, just to the north of Goodge Street. This attractive retail or office premises is ideal for a number of uses and is available for the first time in many years due to retirement. Tottenham Street is a busy thoroughfare between Cleveland Street and Charlotte Street. The closest tube stations are Goodge Street, Oxford Circus and Great Portland Street.

The property has a traditional stucco frontage with the street entrance on Goodge Place and a substantial return window frontage along Tottenham Street. The window frontage is set behind the original cast iron railings

The premises are ground floor with separate access to a basement area via a door to the common parts which consists of a storage/office/preparation area, a toilet and further useful storage. The ground floor has water and drainage at two separate points.

There is a further area of pavement vault storage that could be accessible (subject to minor works and agreement with the landlord) either from the basement room or from the installation of external stairs.

The approximate net internal area is as follows:

Ground floor	333 sq ft (30.93 m2)
Basement room	77 sq ft (7.15 m2)
Internal storage	<u>16 S sq ft (1.48 m2)</u>
Total	426 sq ft (39.57 m2)

Street Frontage (including railings)

Goodge Place (Entrance and window frontage)	21/5 ft
Tottenham Street (Return frontage with 2 windows)	31/2 ft



USE

The current use is Class E (A1/A2/A3/B1/D1) as retail but consideration would be given for other uses including Financial & Professional Services, Estate Agents, Art Gallery, General Offices and Coffee/Sandwich Bar, subject to the necessary consents.

TERMS

The property is available by way of a new full repairing and insuring lease direct from the landlord for a term of 10 years with a mid-term upward only rent review and held outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954 (as amended).

RENT

£28,000 per annum exclusive of rates, service charge and building insurance. We understand that VAT is not payable on the rent.

BUILDING SERVICE CHARGE

To be agreed at a fixed level per annum subject to annual retail price increases.

BUSINESS RATES

The rateable value is currently £26,500. The rates payable for the current year 1st April 2022/2023 (small business rate multiplier, 49.9p) are £13,223.50 per annum. Please make your own enquiries with the rating authority, Camden Council and the Valuation Office Agency (VOA).

ENERGY PERFORMANCE CERTIFICATE

Available on request.

For further information and to view please contact the sole agents:



Kevin Dowd MRICS 020 7636 7411 (M) 07778 357 205 kevindowd@dowdandco.com

The above information is believed to be correct and is given in good faith but is intended as guidance only and its accuracy is not guaranteed. It does not form any part of an offer or contract. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

March 2022.