

60-62

GREAT TITCHFIELD STREET

PRIME FITZROVIA RETAIL, OFFICE AND RESIDENTIAL INVESTMENT

60-62 GREAT TITCHFIELD STREET · FITZROVIA · LONDON · W1W 7QQ

SPRINGER
NICOLAS

INVESTMENT SUMMARY

- > Prime Fitzrovia location on the east side of Great Titchfield Street, just north of its junction with Mortimer Street, surrounded by numerous, shops, restaurants and coffee shops.
- > Located within a short walk of Oxford Circus and Tottenham Court Road Stations.
- > Attractive period building comprising two retail units over basement and ground floors with office accommodation over the first and second floors and a two bedroom apartment on the third floor, providing a total floor area of 4,423 sq ft (411.0 sq m).
- > Multi-let on five leases and an assured shorthold tenancy.
- > Current rent of £234,842 per annum.
- > Estimated rental value of £279,700 per annum.
- > Freehold.
- > The vendor is seeking offers in excess of **£4,700,000 (Four Million, Seven Hundred Thousand Pounds)** subject to contract, for the benefit of their freehold interest. A purchase at this level reflects a **net initial yield of 4.95%** and a **reversionary yield of 6.08%** on the commercial element and a **capital value of £1,450 per sq ft** on the residential accommodation, after allowing for purchasers costs of 6.8%.

OFFERS IN EXCESS OF
£4,700,000

CAPITAL VALUE
£1,063 PER SQ FT



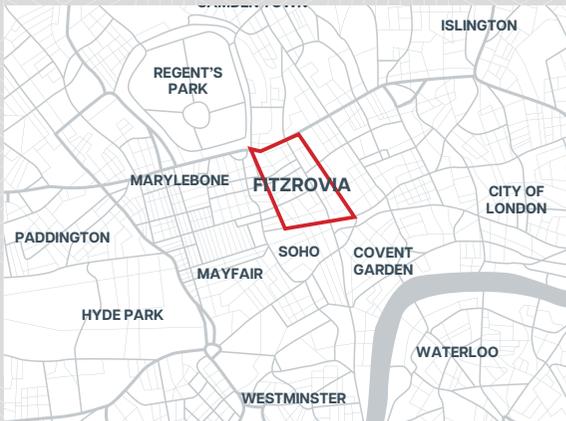
FITZROVIA

Fitzrovia is bordered by Euston Road to the north, Tottenham Court Road to the east, Oxford Street to the south and Portland Place to the west. It has established and maintained an eclectic village atmosphere that is unique to London.

The area is a vibrant hub for restaurants, bars and hotels with destinations such as Roka, Hakkasan, Clipstone, Treehouse Hotel, Charlotte Street Hotel and The London Edition Hotel creating an attractive and dynamic area to work and live.

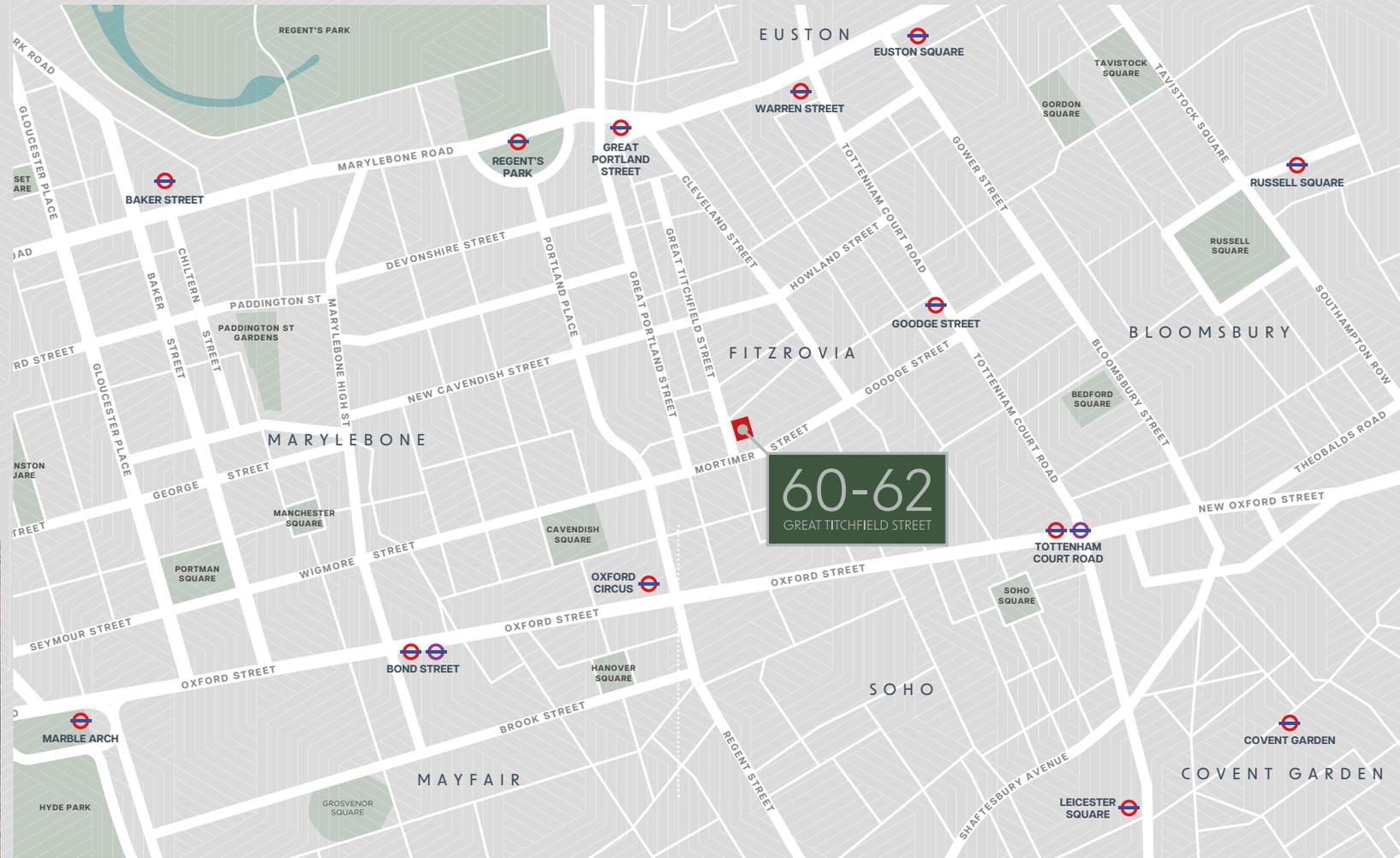
Traditionally associated with the fashion industry, in recent years the area has become a business location of choice for all sectors. Office occupiers now include Estée Lauder, Arup, Netflix, MTV, Lionsgate Films, Boston Consulting Group and Facebook.

A business location of choice for all sectors



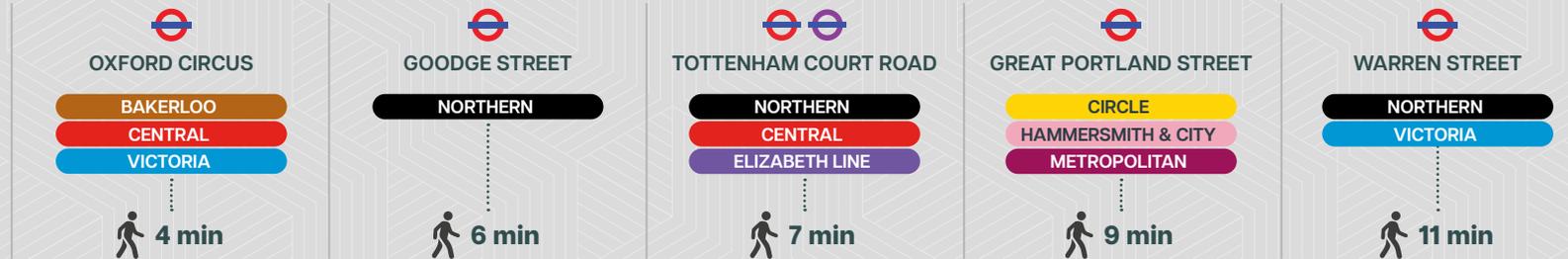
SITUATION

The property is situated in a prominent position on the east side of Great Titchfield Street opposite the Riding House restaurant. The property benefits from the amenities of Great Titchfield Street, Oxford Street and Tottenham Court Road. Bounded by Bloomsbury, Soho, Marylebone and Euston, the area now boasts an enviable mix of thriving speciality shops, galleries, restaurants, cafés and bars.

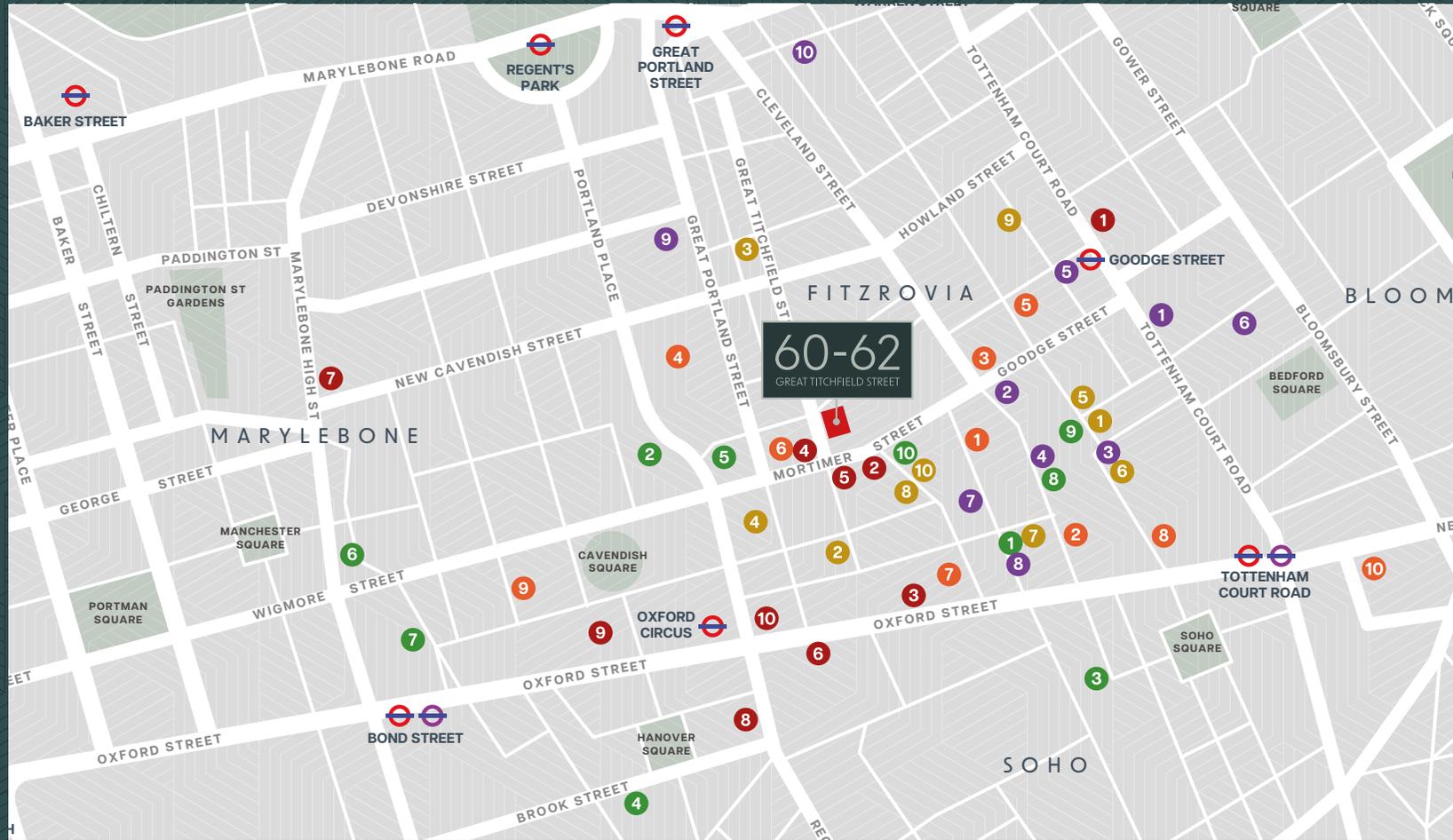


CONNECTIVITY

The property is located 300 metres north of Oxford Circus Station providing access to the Bakerloo, Central and Victoria lines, and 600 metres north of Tottenham Court Road Station providing access to the Northern, Central and Elizabeth lines.



OCCUPIERS & AMENITIES



PUBS & BARS

- 1 Monopoly Lifesized
- 2 The Cocktail Club
- 3 Bourne & Hollingsworth Bar
- 4 Nordic Bar
- 5 Pinch
- 6 Amelie's Wine House
- 7 Long Bar
- 8 Lobby Bar at Ldn EDITION
- 9 The Lucky Saint
- 10 The Smugglers Tavern

RESTAURANTS

- 1 July
- 2 Chishuru
- 3 Clipstone
- 4 The Tent
- 5 Lisboeta
- 6 Circolo Popolare
- 7 Berners Tavern
- 8 Rovi
- 9 Officina 00
- 10 Flesh & Buns

HOTELS & LEISURE

- 1 The London EDITION
- 2 The Langham
- 3 The Resident Soho
- 4 Mandarin Oriental
- 5 Treehouse Hotel
- 6 The Mandeville
- 7 Oriental Club
- 8 The Mandrake
- 9 Charlotte Street Hotel
- 10 Mortimer House

RETAIL

- 1 Heal's
- 2 Watchhouse Fitzrovia
- 3 Uniqlo
- 4 Natalino
- 5 AWRA
- 6 Bershka
- 7 Sandro
- 8 Apple
- 9 John Lewis
- 10 Nike

OFFICE

- 1 Netflix
- 2 Meta
- 3 Estee Lauder
- 4 BBC
- 5 Revcap
- 6 Engine Media
- 7 Octopus Energy
- 8 Vengrove
- 9 Coca Cola
- 10 GSK

SOHO
SQUARE

TOTTENHAM
COURT ROAD

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GREAT TITCHFIELD STREET

ST JAMES'S
PARK

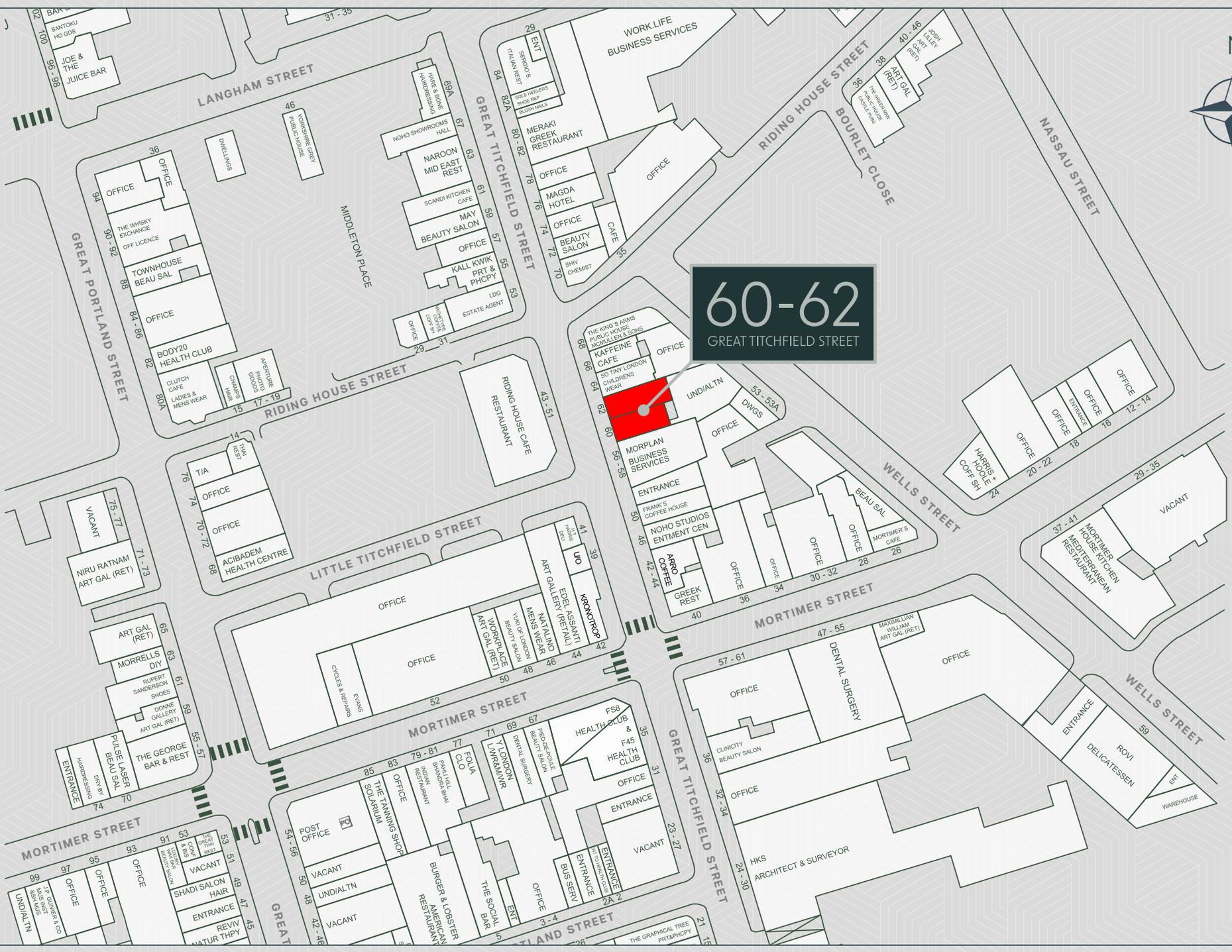
OXFORD
CIRCUS

BROADCASTING
HOUSE

CAVENDISH
SQUARE

BOND
STREET





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DESCRIPTION

Prominent attractive period building comprising two retail units over basement and ground floors with office accommodation over the first and second floors and a two bedroom apartment on the third floor, providing a total floor area of 4,423 sq ft (411.0 sq m).

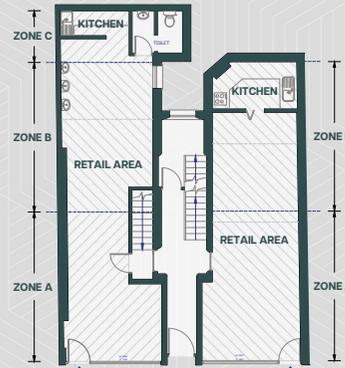
The office accommodation currently provides the following specification:

- > Comfort cooling;
- > Perimeter trunking system;
- > Wooden floors;
- > Excellent natural day light;

The first floor office accommodation, third floor apartment and common areas were comprehensively refurbished in 2024.



BASEMENT



GROUND FLOOR RETAIL



FIRST FLOOR OFFICES



SECOND FLOOR OFFICES



THIRD FLOOR APARTMENT



Ground Floor Retail



First Floor Offices



First Floor Offices



Second Floor Offices



Great Titchfield Street Frontage



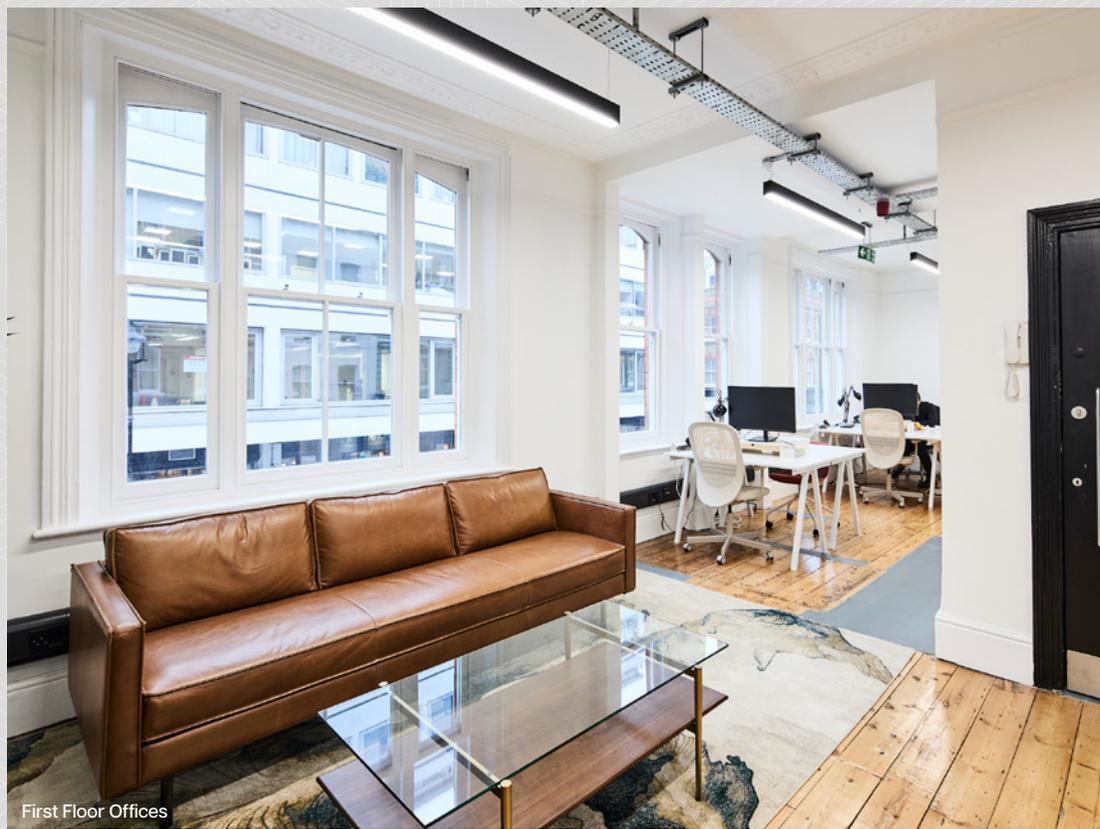
Tomoyuki & Co Hair Salon



Garbanzos Falafel & Salad Bar



Garbanzos Falafel & Salad Bar



First Floor Offices



Second Floor Offices



Third Floor Apartment



Third Floor Apartment



Common Area



Second Floor WC

TENANCIES

The property is multi-let on five leases and an assured shorthold tenancy in accordance with the tenancy schedule and produces a **total current rent of £234,842 per annum.**

All of the leases except the lease to Tomoyuki London Limited are excluded from the security of tenure and compensation provisions of Sections 24-28 of the Landlord and Tenant Act 1954 (as amended).



DEMISE	TENANT	ACCOMMODATION	AREA SQ FT	AREA SQ M	LEASE TERM	LEASE DETAIL	RENT PA (£PSF)	ERV PA (£PSF)	COMMENTS
3rd Floor	Private	3rd Floor (Apartment)	731	67.9	1 year	From: 07/11/2025 Expiry: 06/11/2026	£39,000 (£53.35)	£39,000 (£53.35)	Landlord holds a rent deposit of £3,750
2nd Floor	Artist Promotion Management Limited	2nd Floor (Office)	713	66.2	3 years	From: 17/10/2023 Expiry: 16/10/2026	£46,150 (£64.73)	£53,500 (£75.00)	Tenant did not exercise their break option dated 17/10/2025.
1st Floor	Jackson Remediation Limited	1st Floor (Office)	711	66.1	5 years	From: 19/11/2024 Expiry: 18/11/2029	£51,192 (£72.00)	£53,300 (£75.00)	Tenant did not exercise their break option dated 19/05/2026, tenant will receive 4.5 months rent free from 19/05/2026, the vendor will provide a rental top up. Landlord holds a deposit of £15,357.60.
60 Gt T'field St Ground Floor & Basement	Aster Restaurants Limited	Ground Floor Basement Total	476 75 551	44.2 7.0 51.2	10 years	From: 23/10/2025 Expiry: 22/10/2035 Review: 23/10/2030	£45,000 (£91.00)	£45,000 (£91.00)	Tenant pays half rent until 23/07/2027, the vendor will provide a rental top up. Tenant break option on 23/10/2030, subject to 6 months notice and a 3 months rent penalty. Guarantor - Bluebell Restaurants Limited, obligations fall away on 23/10/2028. Landlord holds a deposit of £13,500
60 Gt T'field St Basement	London Music Teachers	Basement	351	32.6	10 years	From: 05/07/2022 Expiry: 04/07/2032	£13,000 (£37.04)	£13,000 (£37.04)	Tenant break option on 05/07/2027, subject to 6 months notice. Landlord holds a rent deposit of £7,800.
60 Gt T'field St Basement	Vacant	Vault	135	12.5			£0	£0	
62 Gt T'field St Ground Floor & Basement	Tomoyuki London Limited	Ground Floor Basement Vault Total	512 568 151 1,231	47.6 52.8 14.0 114.4	9 years	From: 24/06/2021 Expiry: 23/06/2030 Review: 24/06/2027	£40,500 (£48.57)	£75,900 (£91.00)	Tenant recently removed their break option. Landlord holds a deposit of £8,000.
TOTALS			4,423	411.0			£234,842 (£53.10)	£279,700 (£63.24)	

FURTHER INFORMATION

TENURE

Freehold.

SERVICE CHARGE

The service charge runs from 1st April 2025 to 31st March 2026.

The budget for 2026 is estimated at £47,436 exclusive of VAT. Further information is available upon request.

EPC

Energy Performance Certificates are available upon request.

PLANNING

The property is not listed and is located within East Marylebone conservation area in the City of Westminster.

VALUE ADDED TAX

The property has been elected for VAT purposes and therefore VAT will be payable upon the purchase price. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

CAPITAL ALLOWANCES

There are no capital allowances available.

PROPOSAL

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CONTACT

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