

**London W1**  
**92-98 Cleveland**  
**Street and Glebe**  
**House**  
**15 Fitzroy Mews**  
**W1T 6DP**

- **Freehold Parade of Shops and Residential Ground Rent Investment**
- Situated in the Fitzrovia area of Central London
- Unbroken parade of four shops
- Total Current Rents Reserved **£78,040 pa**



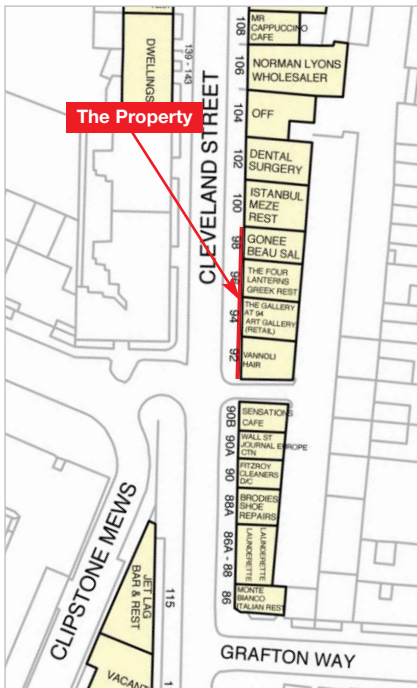
**Tenure**  
Freehold.

**Location**  
Cleveland Street is located in the Fitzrovia area of Central London and runs north-south between Euston Road and Mortimer Street/Goodge Street. The property is situated on the eastern side of Cleveland Street, close to its junction with Grafton Way. The London Telecom Tower, one of London's most prominent landmarks, is 150 metres away. The locality benefits from excellent communications, being approximately 250 metres from both Great Portland Street and Warren Street Underground Stations. The A501 (Euston Road), part of London's inner ring road, lies some 200 metres to the north which in turn connects to and from the A40(M) to the west. Regents Park is within ½ mile to the north.

The property is located in a mixed commercial/residential location with a variety of local traders close by.

**Description**  
The property is arranged on basement, ground and four upper floors to provide a modern unbroken parade of 4 shops, 4 lock-up garages in Fitzroy Mews and 14 flats on the upper floors. The flats and garages are subject to two long headleases to the same tenant. (1)  
The shops are arranged on ground and upper ground floor levels. Units 94 and 96 have the benefit of basement/lower ground accommodation which has separate access from Fitzroy Mews.

**VAT**  
VAT is not applicable to this lot.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
92	Simone Vannoli Ltd (t/a Vannoli Hair)	Gross Frontage 7.15 m Net Frontage 5.10 m Shop Depth 2.16 m Built Depth 8.45 m	(23' 6") (16' 9") (7' 1") (27' 8") 5 years from 07.02.2011 IR & I	£16,000 p.a.	Reversion 2016
94	Sabbatical Homes Ltd (t/a The Gallery at 94)	Gross Frontage 6.00 m Net Frontage 4.60 m Shop Depth 2.30 m Built Depth 8.45 m Lower Ground Basement 420 sq m	(19' 8") (15' 1") (7' 6") (27' 8") (452 sq ft) 5 years from 22.02.2008 IR & I	£19,500 p.a.	Reversion 2013
96	P Sergides (t/a The 4 Lanterns Restaurant)	Gross Frontage 6.05 m Net Frontage 4.60 m Shop Depth 2.60 m Built Depth 9.20 m Lower Ground Basement 380 sq m	(19' 10") (15' 1") (8' 6") (30' 2") (409 sq ft) 20 years from 24.06.1993 FR & I	£23,500 p.a.	Reversion 2013
98	Ms G Lee (t/a Gonee Beauty)	Gross Frontage 6.40 m Net Frontage 4.95 m Shop Depth 3.40 m Built Depth 9.40 m	(21') (16' 3") (11' 2") (30' 10") 5 years from 22.08.2008 R & I	£19,000 p.a.	Reversion 2013
Flats 1-15 (excluding No. 13) Glebe House, Fitzroy Mews	Albourne Properties Ltd	14 Flats	A term of years expiring on 31st March 2159	£0 p.a.	Reversion 2159
1-4	Hemphurst Ltd	4 Garages	A term of years expiring on March 2069	£40 p.a.	Reversion 2069

NB: The purchaser will pay 1% plus VAT on the purchase price towards Vendor's costs.

**Total £78,040 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Miss Yvonne Raymond, Hamblins. Tel: 0207 355 6000 Fax: 0207 518 9100 e-mail: yraymond@hamblins.co.uk

