

London W1
59 Great Titchfield
Street
W1W 7PW

- **Leasehold Showroom and Residential Ground Rent Investment**
- Popular West End location, just north of Oxford Street
- No VAT applicable
- Rent Review 2015
- Total Gross Current Rents Reserved **£28,300 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 99 years from 29th September 1985 (thus having some 73 years unexpired) at a ground rent of £100 per annum, doubling in 2018 and 2051.

Location

Great Titchfield Street is located to the north-west of Oxford Street and is a busy and popular location, with a range of bars, restaurants, galleries and commercial occupiers. Great Titchfield Street is in the heart of the West End, north-east of Oxford Circus underground station. The property is situated on the western side of Great Titchfield Street, to the north of its junction with Riding House Street in a mixed use location. Occupiers close by include Kall Kwik, Kings Arms Public House and a wide variety of local businesses.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor and basement photographic studio, which has recently been fitted out by the tenant. The upper floors comprise three self-contained flats, which are accessed from the front and have been sold off on long leases.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement & Ground Floor	Dewar Studio Ltd (1)	Gross Frontage	5.60 m	(18' 5")	10 years from 15.10.10 Rent review every 5th year FR & I Tenant option to determine at fifth year	£28,000 p.a. (6 month rent deposit held)	Rent Review 2015
		Net Frontage	4.20 m	(13' 9")			
		Shop Built Depth	16.65 m	(54' 7")			
		Basement	42 sq m	(452 sq ft)			
		Ground	65 sq m	(700 sq ft)			
		Pavement Vaults	8 sq m	(86 sq ft)			
Upper Floors	MSSEC Ltd	Three Flats			Three leases each 99 years (less 10 days) from 29.09.85	£100 p.a. each. (rising by £100 each every 33 years)	Reversion 2084

(1) Dewar Studios offer high quality professional photography in fashion and talent promotion.
Website Address: www.dewarstudios.com

Total £28,300 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
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