

London W1T

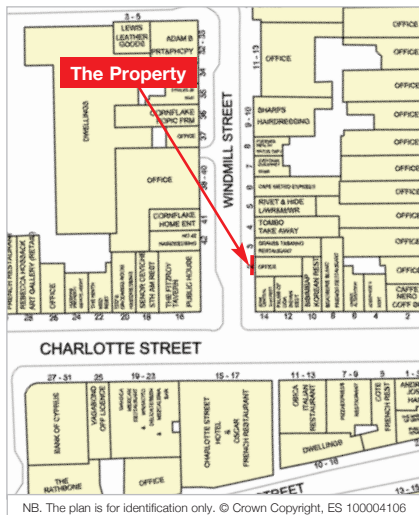
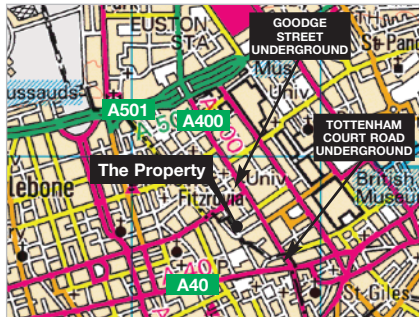
2 Windmill Street

Fitzrovia

W1T 2HZ

- **Attractive Freehold City Centre Office and Residential Investment**
- Comprising a basement recording studio, offices and a maisonette
- Total GIA 280.83 sq m (3,023 sq ft) (1)
- Excellent Central London location of Fitzrovia
- Close to Goodge Street (Northern Line) and Tottenham Court Road (Crossrail, Central and Northern Lines) Underground Stations
- Total Current Rents Reserved
£92,609.92 pa
plus Vacant Second Floor Office

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Windmill Street lies in the heart of the West End in Fitzrovia, Central London, which is considered as one of London's most fashionable and popular locations for the media and entertainment industries. Windmill Street is located north of Oxford Street and west of Tottenham Court Road.

The property is situated in a prominent and busy location on the south side of Windmill Street, close to its junction with Charlotte Street. Goodge Street and Tottenham Court Road (to be a Crossrail Station from 2018) Underground Stations are within 0.2 and 0.3 miles respectively. A wide range of leisure operators is close by, including Pizza Express, Côte, Wahaca, Roka, Zizzi and the Charlotte Street Hotel.

Description

This attractive building is arranged on basement, ground and four upper floors to provide a basement used as a recording studio with ground, first and second floor offices. A self-contained two bedroom maisonette is on the third and fourth floors.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	GIA (Gross Internal Area) (1)	NIA (Net Internal Area) (GIA Maisonette)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement	Essential Radio Limited	Basement	55.09 sq m (593 sq ft)	44.20 sq m (476 sq ft)	3 years from 01.01.2017 (Outside the 1954 Act) FR & I via service charge contribution	£9,000 p.a.	Reversion 2019
Ground Floor	Flatrate Moving & Storage (UK) Limited	Office	52.95 sq m (570 sq ft)	37.97 sq m (409 sq ft)	5 years from 09.08.2016 (2) (Outside the 1954 Act) FR & I via service charge contribution	£26,500 p.a.	Break option notice served (2)
First Floor	Essential Radio Limited	Office	46.54 sq m (501 sq ft)	37.60 sq m (404 sq ft)	3 years from 01.01.2017 (Outside the 1954 Act) FR & I via service charge contribution	£19,410 p.a.	Reversion 2019
Second Floor	Vacant	Office	44.50 sq m (479 sq ft)	29.75 sq m (320 sq ft)			
Third and Fourth Floor Maisonette	Individual(s)	3 Rooms, Kitchen/Diner, Bathroom	81.75 sq m (880 sq ft)	81.75 sq m (880 sq ft)	24 month Assured Shorthold Tenancy from 25.09.2017	£37,699.92 p.a. (£3,141.66 p.c.m.)	
Total			280.83 sq m (3,023 sq ft)	231.27 sq m (2,489 sq ft) (3)	Total £92,609.92 p.a.		

(1) Areas provided by Vendor.

(2) The tenant served notice on 12th January 2018 to determine the lease by giving 6 months' notice but is willing to negotiate new terms with the landlord.

(3) Total Area includes GIA of Maisonette

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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