

54

MARSHALL STREET

LONDON, W1F 9BH

VACANT FREEHOLD E USE-CLASS BUILDING

FOR SALE IN PRIME SOHO

SUITABLE FOR OWNER OCCUPATION OR INVESTMENT

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Vacant E Use Class building, offered with full vacant possession.
- Strategically placed in the heart of Soho.
- An attractive period property, arranged over lower ground, ground and three upper floors.
- Potential to create a roof terrace (STPP).
- 1,894 sqft GIA / 1,588 sqft NIA
- Offers are invited for the Freehold Interest



LOCATION

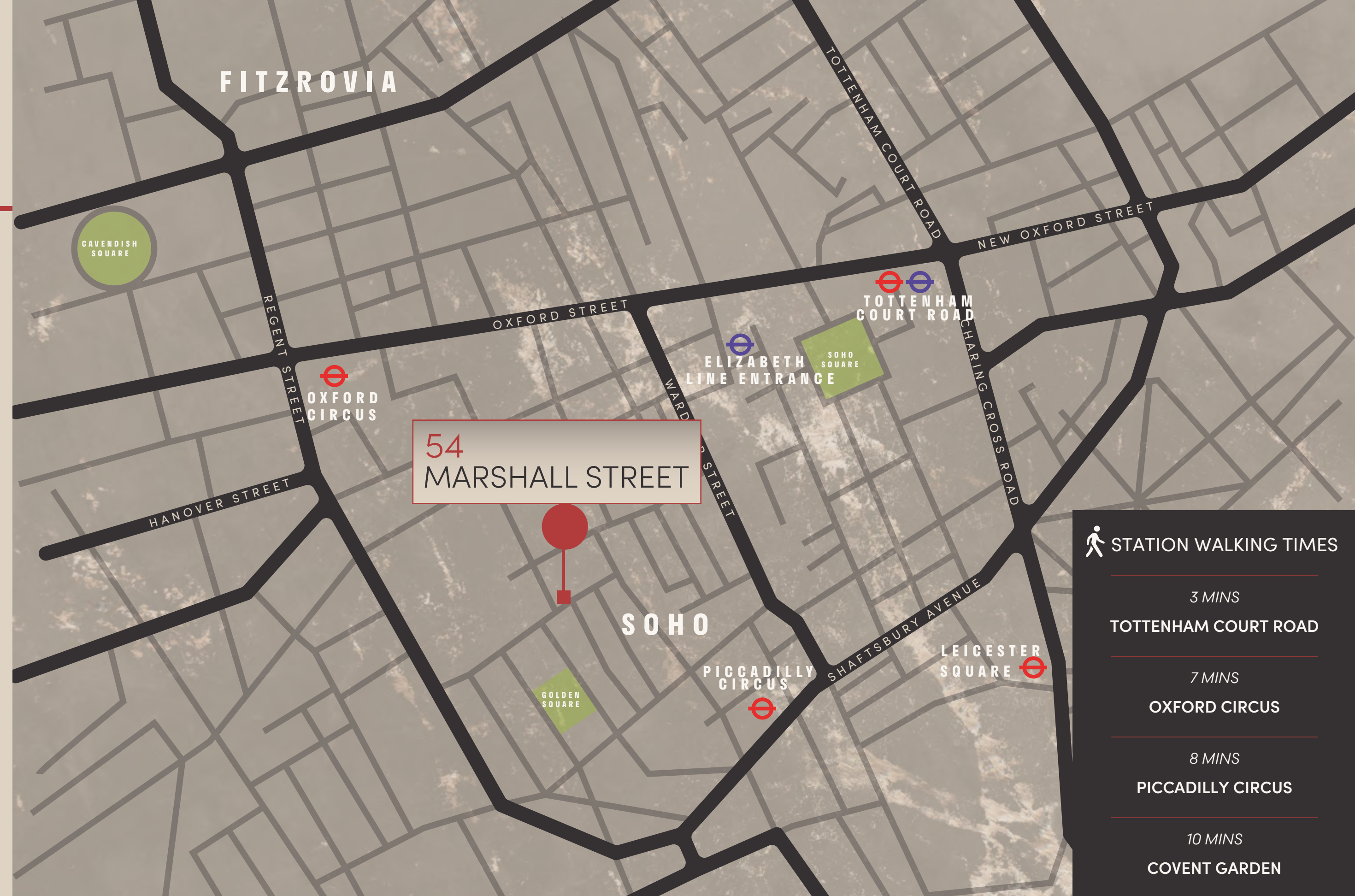
54 Marshall Street is a prime E Use Class property located in the heart of Soho, boasting exceptional transport links, a vibrant mix of cultural landmarks, and an ever-popular restaurant and retail pitch.

Soho is famous for its lively, eclectic character, and 54 Marshall Street sits at the very centre of this vibrant scene. Steps away from the boutique shopping streets of Carnaby and Kingly Court, as well as renowned department store Liberty London, the area is a major draw for both local residents and international visitors. Whether it's world-class dining, luxury retail, or vibrant nightlife, the surrounding streets provide a wealth of amenities.

The property's proximity to other popular London districts, including Mayfair, Fitzrovia, and Covent Garden places the property at the heart of London's commercial and cultural heartbeat.

CONNECTIVITY

54 Marshall Street is strategically located in one of London's most vibrant and dynamic areas. The property boasts exceptional connectivity to key destinations within London's bustling West End and beyond.



SOHO



KINGLY COURT



CARNABY STREET



LIBERTY LONDON



THE PHOTOGRAPHER'S GALLERY



THE IVY



END CLOTHING



GOLDEN SQUARE

DESCRIPTION

The subject property comprises an attractive period building arranged over lower ground, ground, first, second and third floors. The property is currently configured as an office with a retail frontage and is offered with full vacant possession.

There is also potential to create a roof terrace above the third floor (STPP).

The property benefits from E Use Class and is well suited for owner occupation.

TENURE

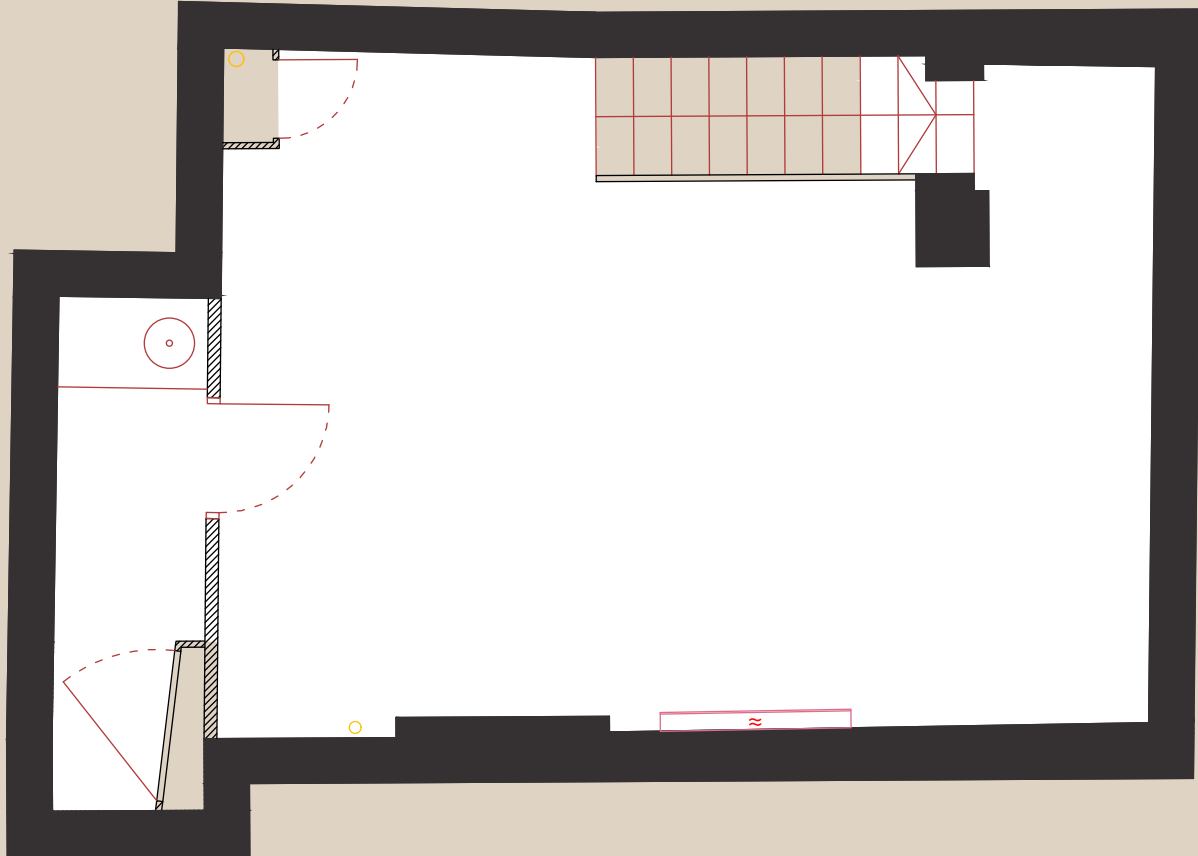
The asset is held Freehold, under Title Number: 121980



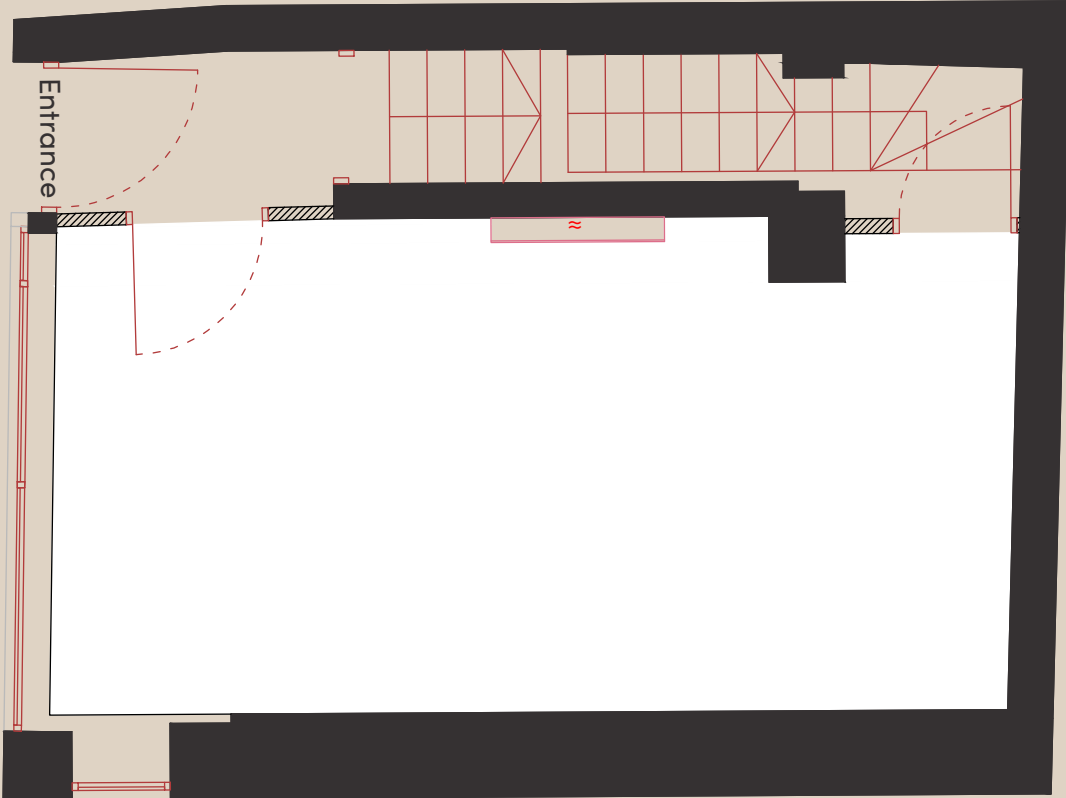
FLOOR PLANS & ACCOMMODATION

Not to scale.

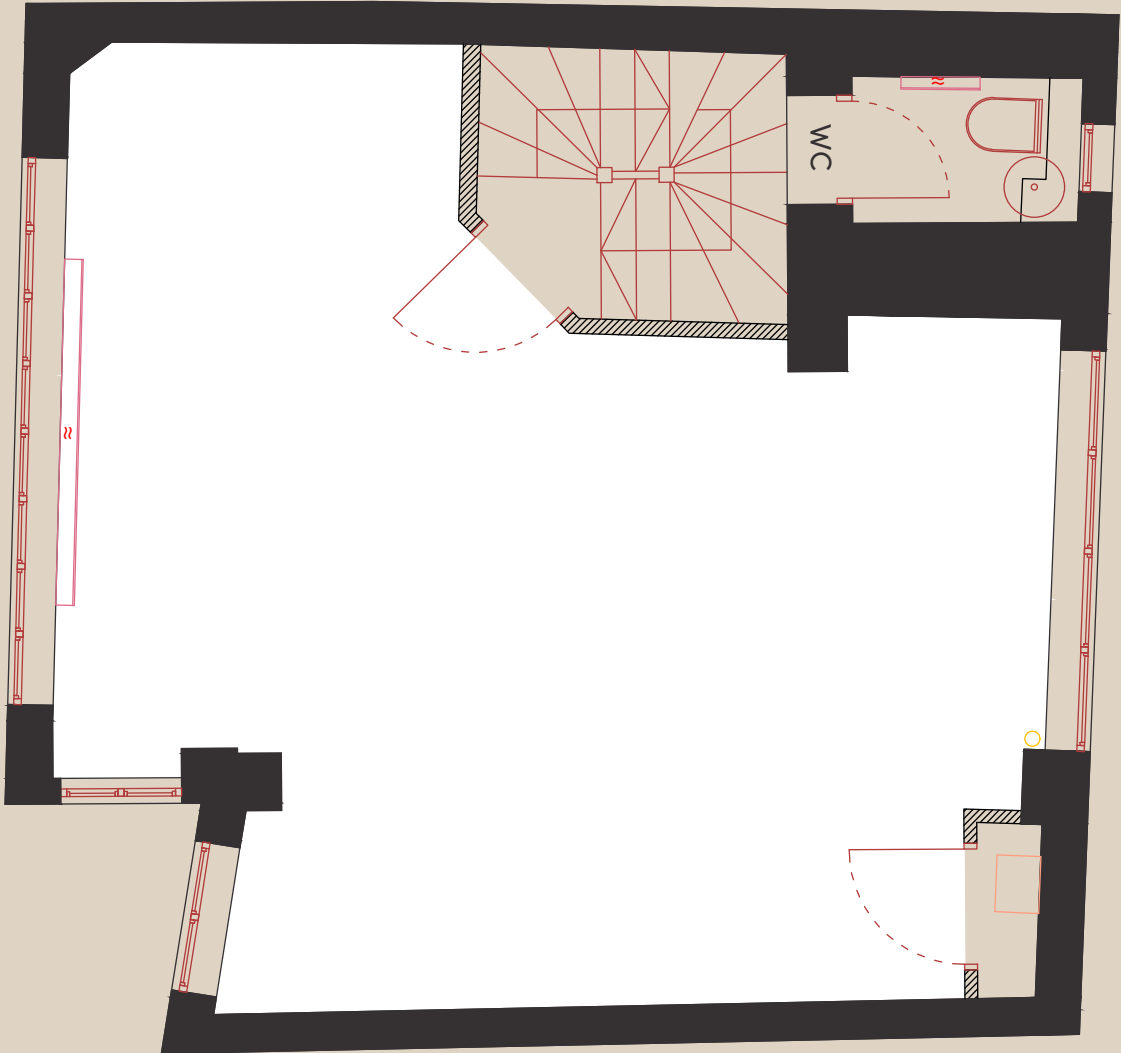
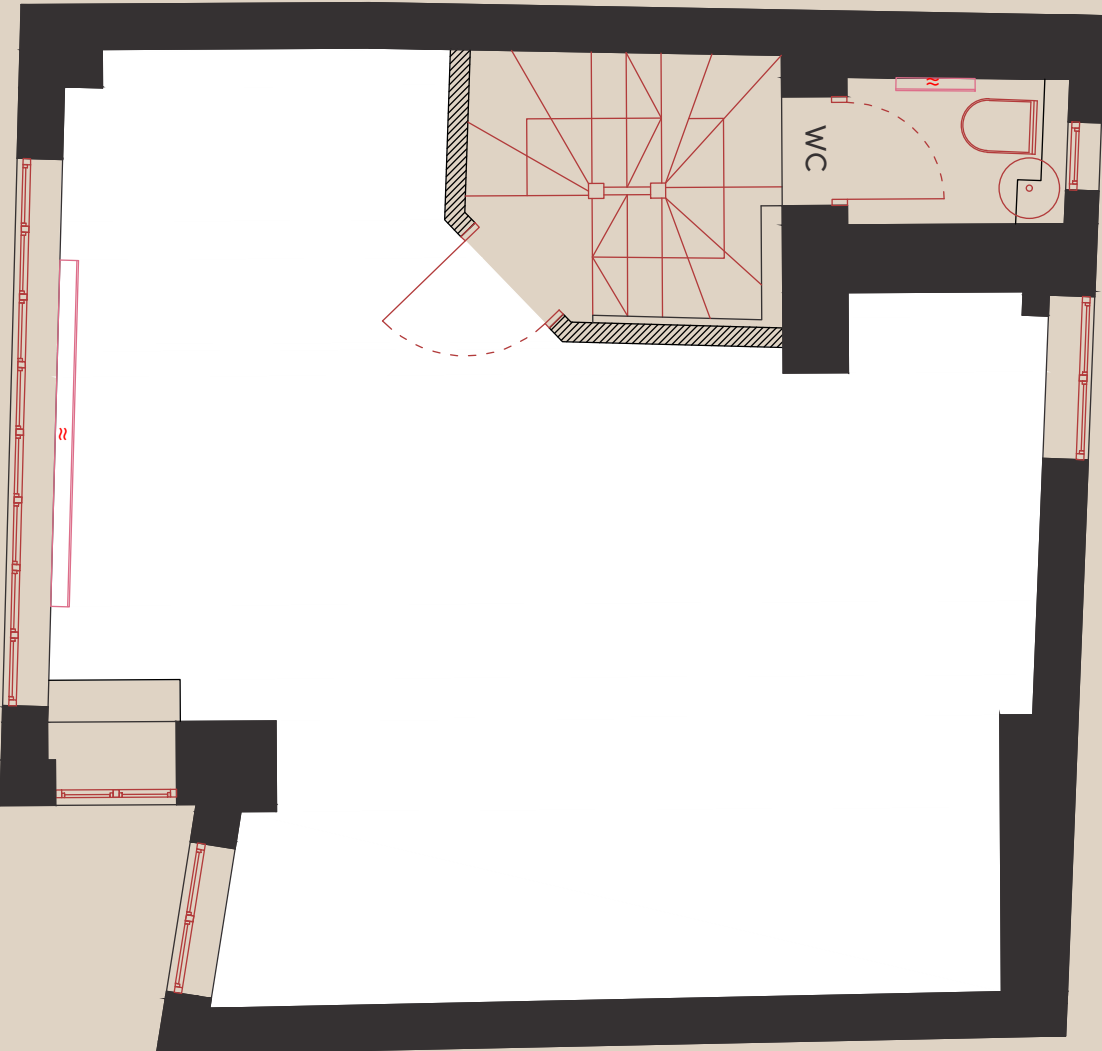
LOWER GROUND FLOOR



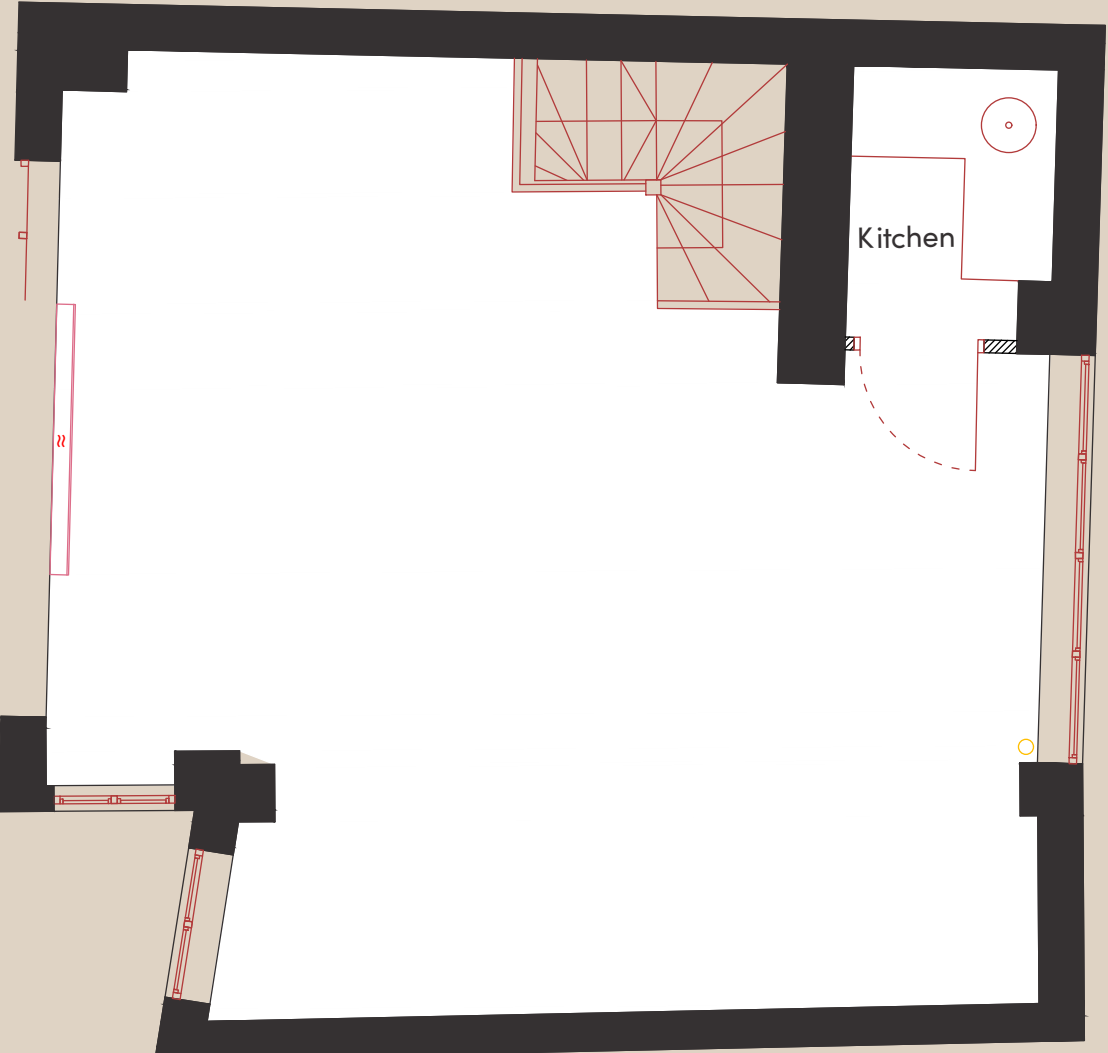
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

FLOOR	SQ.FT (NIA)	SQ.M (NIA)	SQ.FT (GIA)	SQ.M (GIA)
THIRD	389	36.1	426	39.6
SECOND	342	31.8	426	39.6
FIRST	332	30.8	410	38.1
GROUND	217	20.2	297	27.6
LOWER GROUND	308	28.6	335	31.1
TOTAL	1,588	147.5	1,894	176.0

FURTHER DETAILS

Offers are invited for the Freehold Interest.

PRICE

Upon Application.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

EPC

TBC.

VAT

TBC.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2024.

CONTACTS

CHARLIE BOYCE

07990 045 479
charles.b@rib.co.uk

TINO ANTONIOU

07943 744 534
tino@rib.co.uk

DAMIEN FIELD

07596 125 543
damien@rib.co.uk

R I B

ROBERT IRVING BURNS