



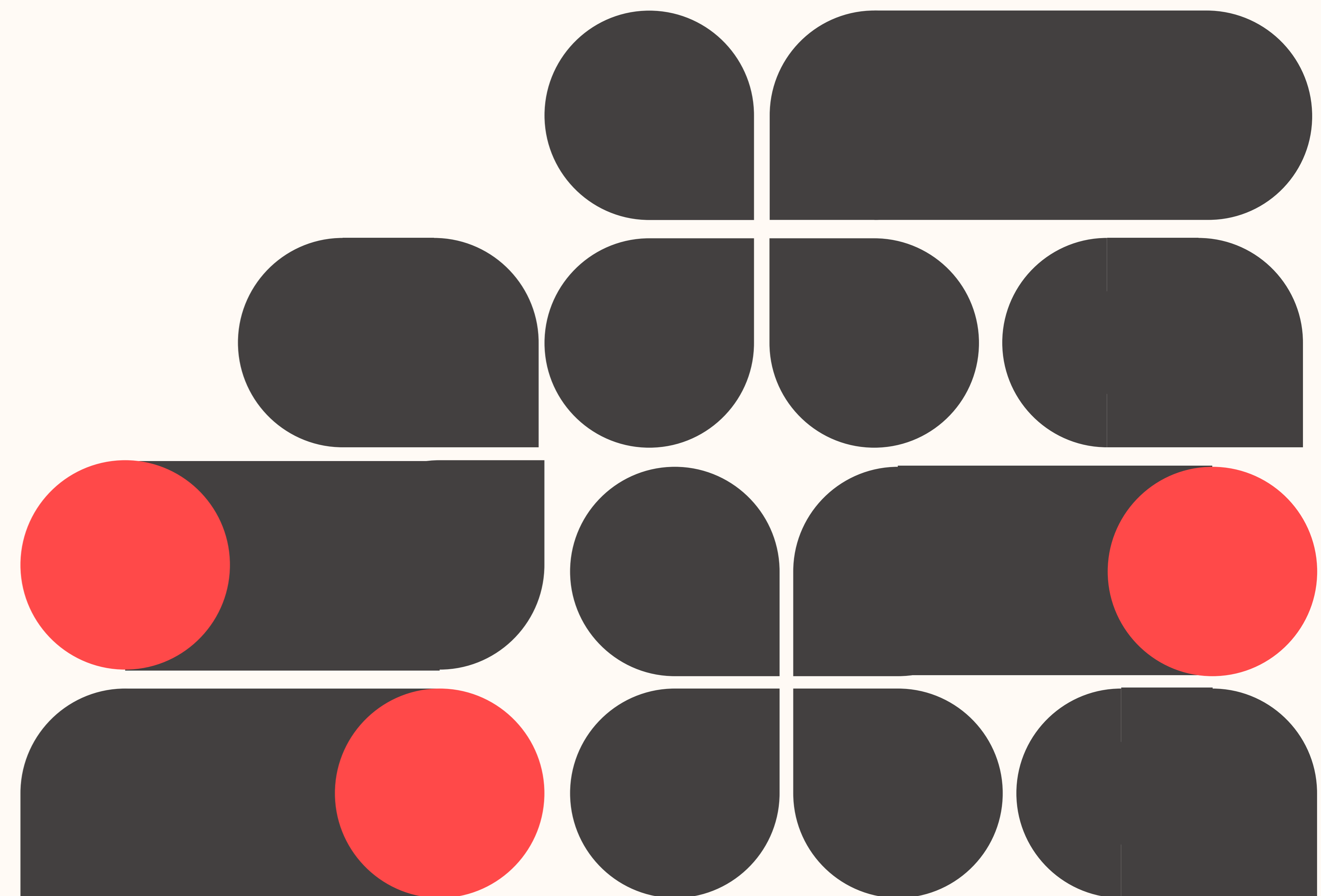
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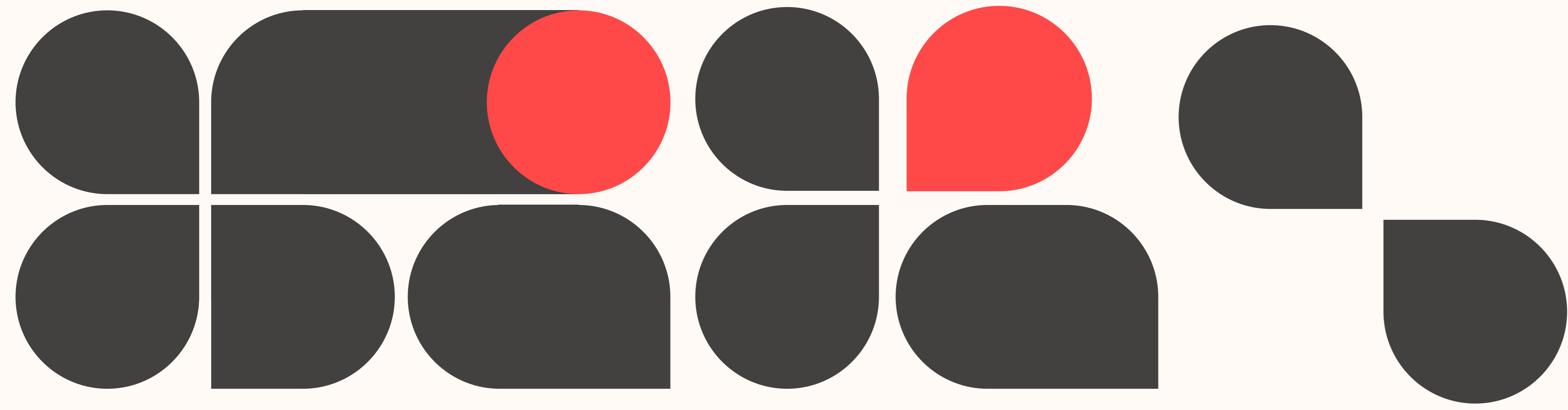
Warren Street London W1

Affordable Housing - Residential Upper Parts

FOR SALE

Of Interest to Housing Associations & Registered Providers



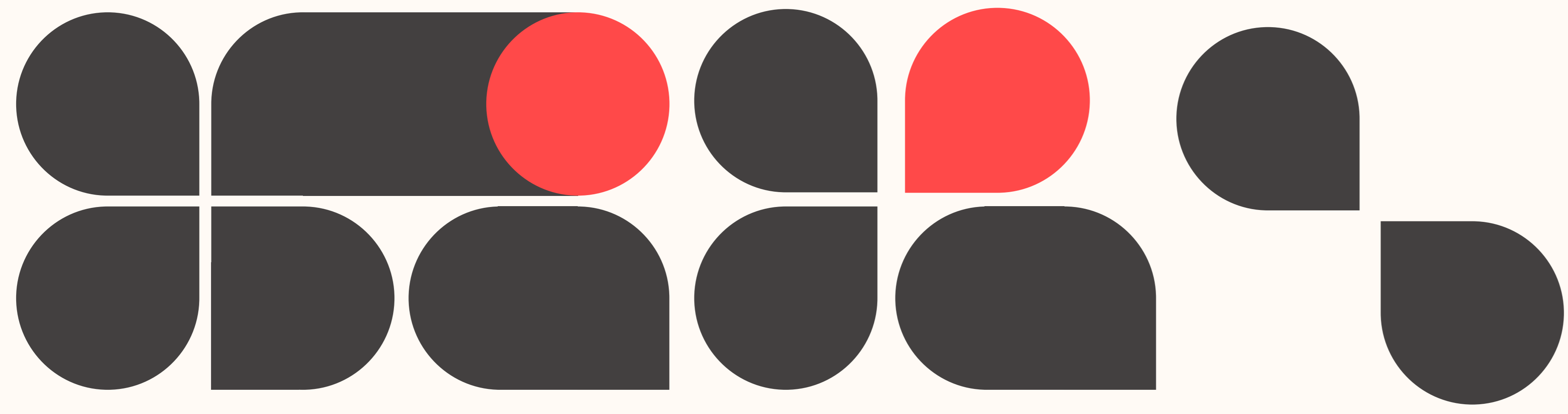


Location

The property is located on the North side of Warren Street, close to Fitzroy St in Fitzrovia. Warren Street is ideally positioned within walking distance to numerous landmarks and amenities including Regent's Park and The British Museum, as well as the bustle shops, bars and restaurant of nearby Marylebone and Soho.



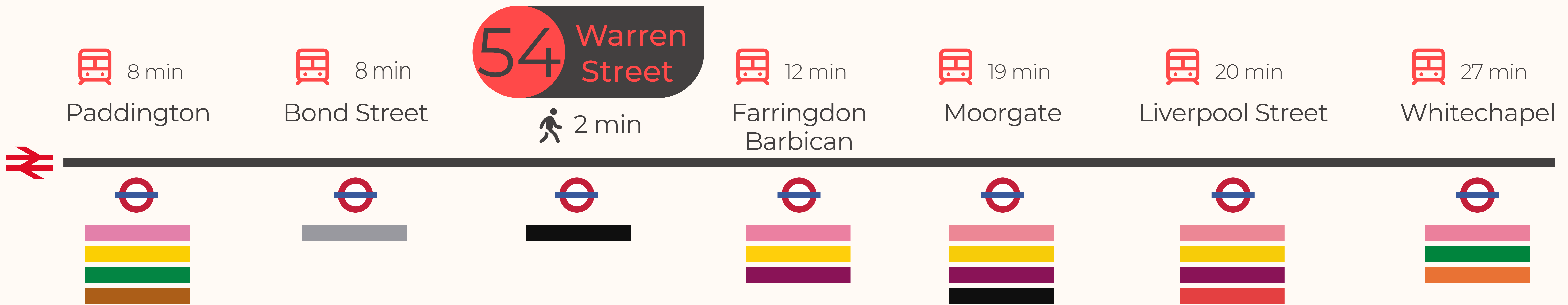
*For indicative purposes only



Connections

Located in the heart of London's vibrant West End, 54 Warren Street offers outstanding connectivity. Just a 2-minute walk from Warren Street Station (Northern and Victoria lines), the building provides direct connections to major hubs such as King's Cross St Pancras, Oxford Circus, and Victoria Station. It is a c.5-minute walk to Great Portland Street Station (Circle, Hammersmith & City, and Metropolitan lines), serving key destinations including Paddington, Liverpool Street, and Aldgate.

Euston Station is also a 10-minute walk away. Warren St, also offers easy access to major routes such as Euston Road (A501) and Marylebone Road, as well as well-connected local streets for efficient navigation through the West End and central London.



Description

The subject premises comprise the upper parts of a mid-terraced building. The commercial premises below are not included in the sale. Arranged as 3 self-contained flats, there is a 1-bedroom unit on each of the 1st & 2nd floors and a 2 bedroom duplex on the 3rd & 4th floors.

Tenancy

All three flats are currently let to a Housing Association all expiring in January 2026. The current total rent received is £37,140 PA.

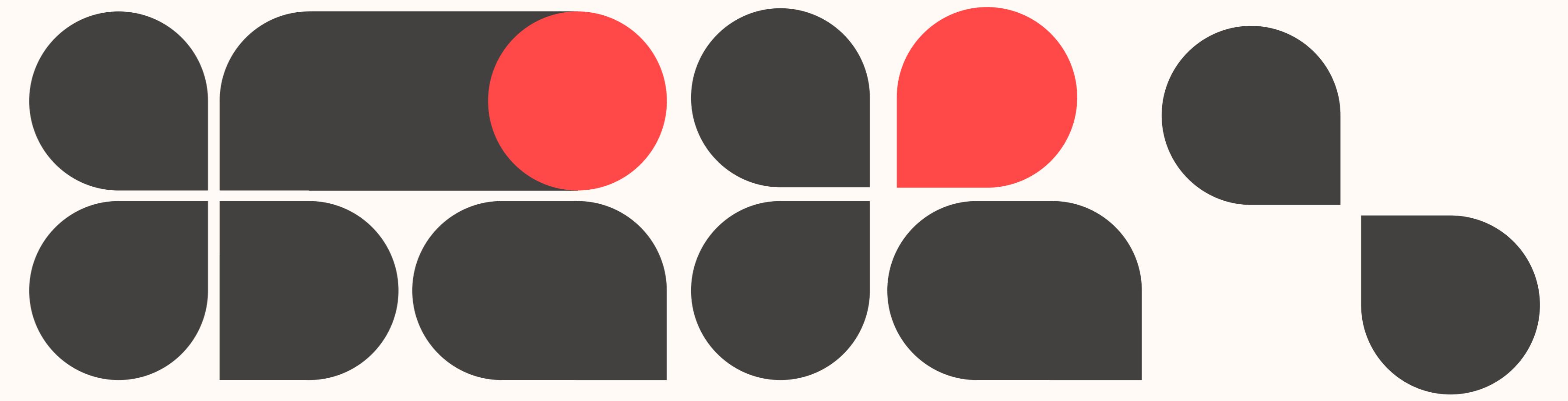
Tenure

A new 250-year Leasehold Interest (at a Peppercorn) is to be granted of the entire upper parts including the Ground floor entrance, which is situated to the side of the Ground floor commercial premises.

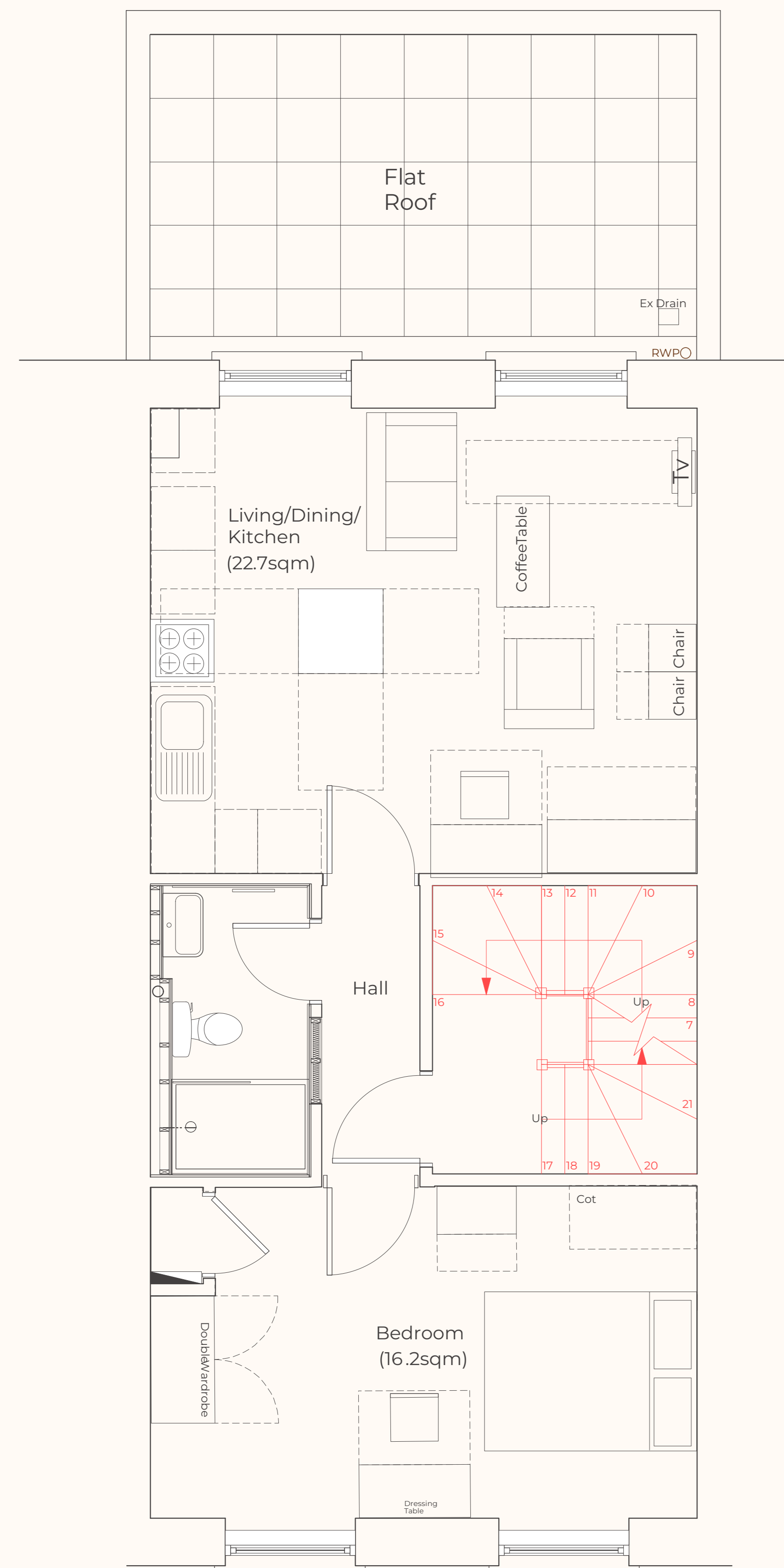


Floor Plans

The floorplans are for indicative purposes only and all interested parties are encouraged to make their own enquiries.

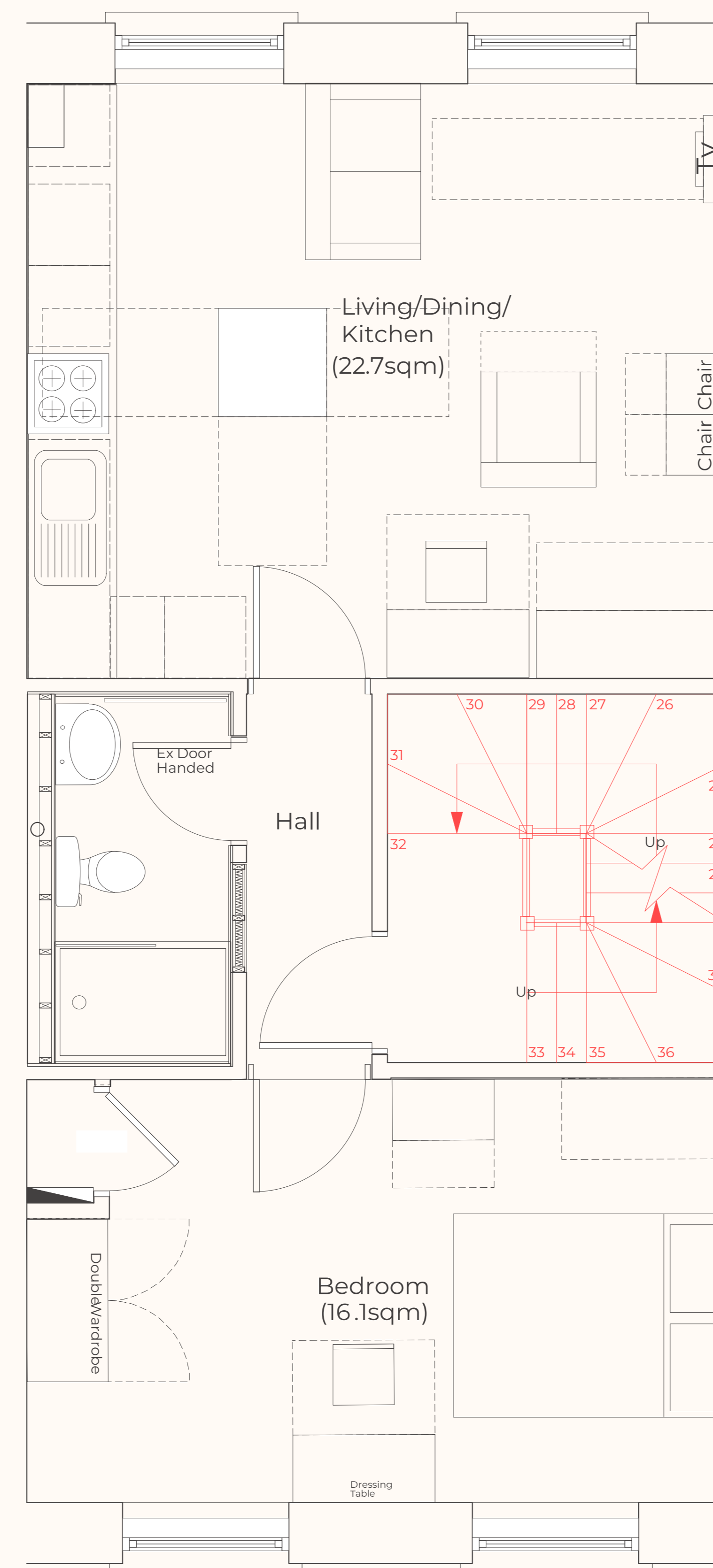


Not to scale.



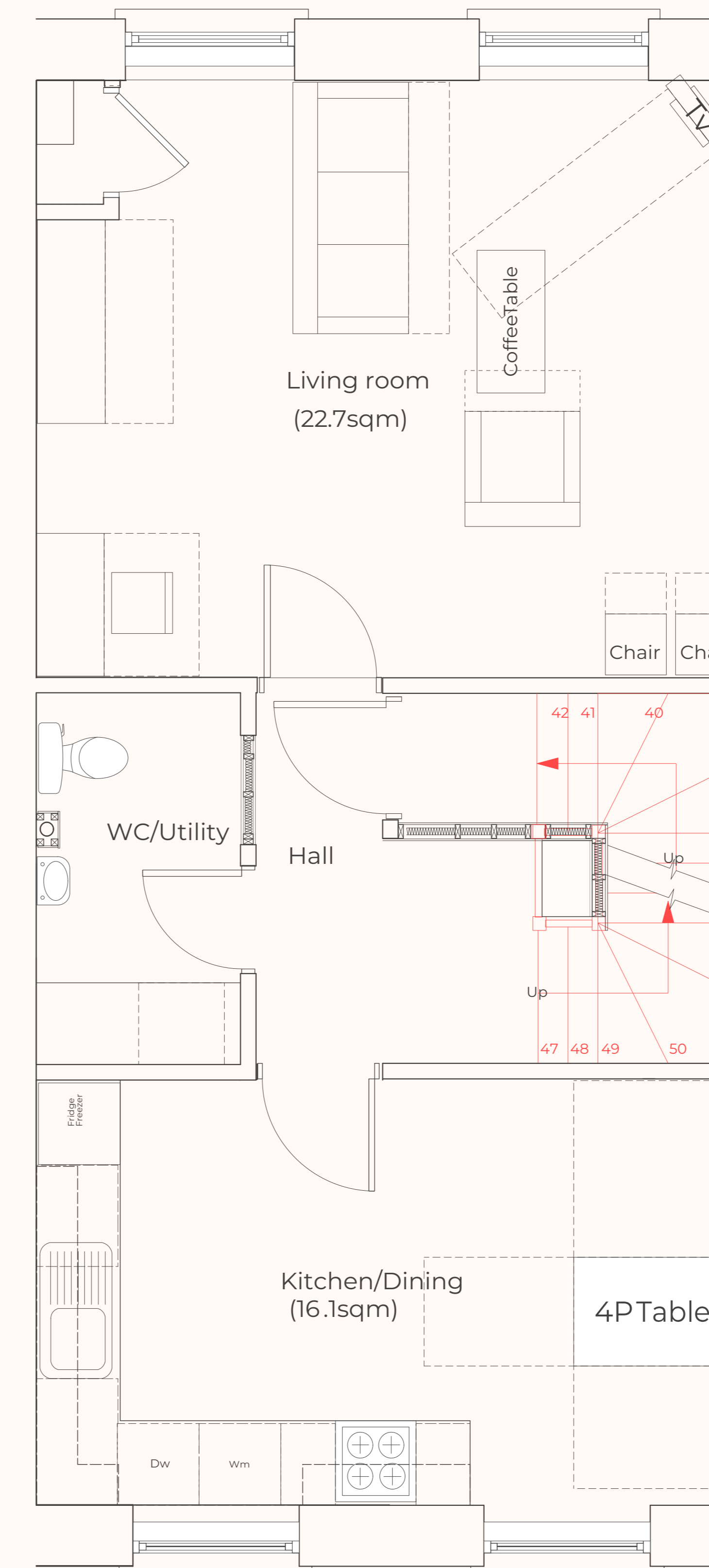
First Floor

1 Bed 2 person Flat
1st - 498 sqft / 46.3 sqm



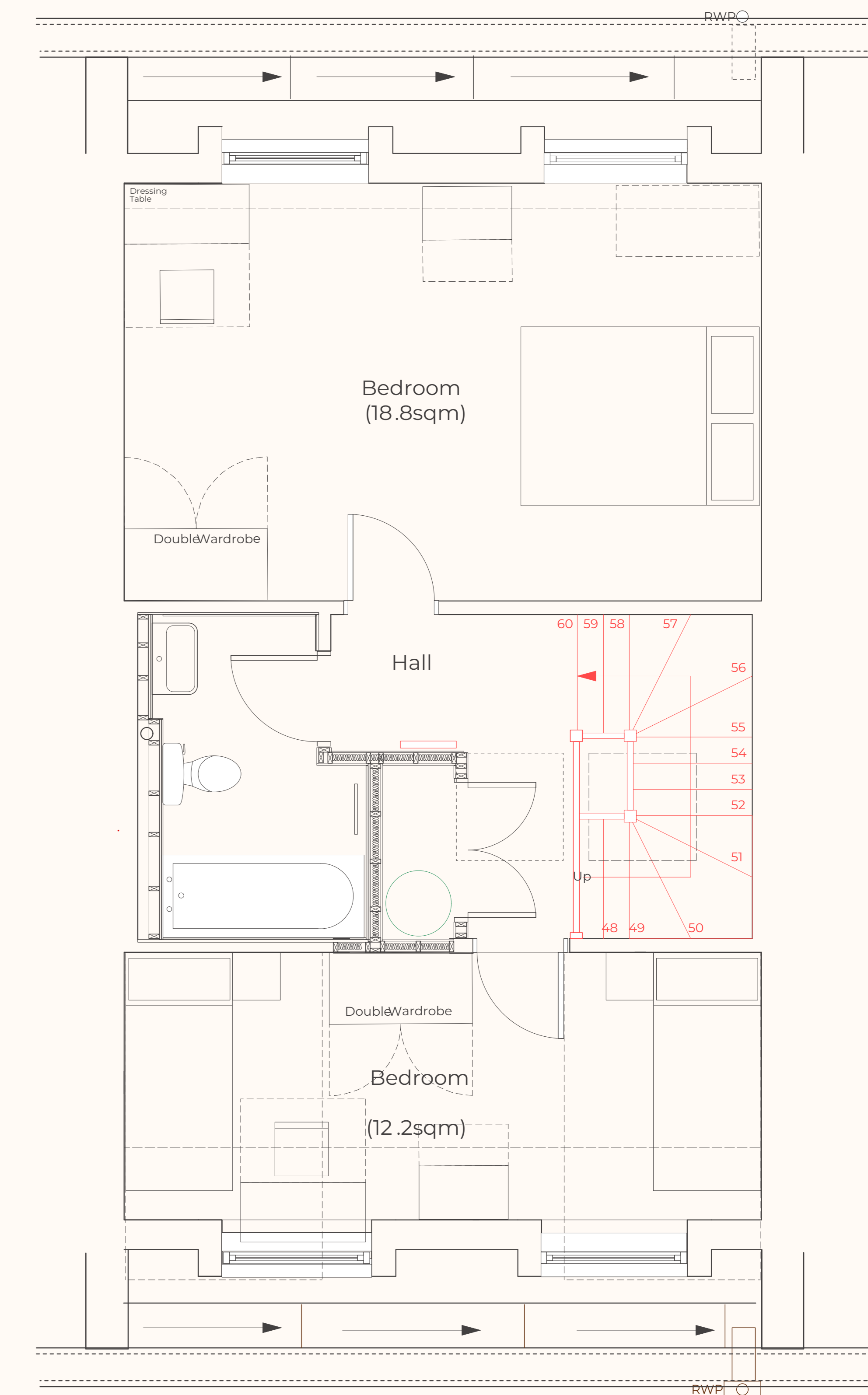
Second floor

1 Bed 2 person Flat
2nd - 498 sqft / 46.3 sqm



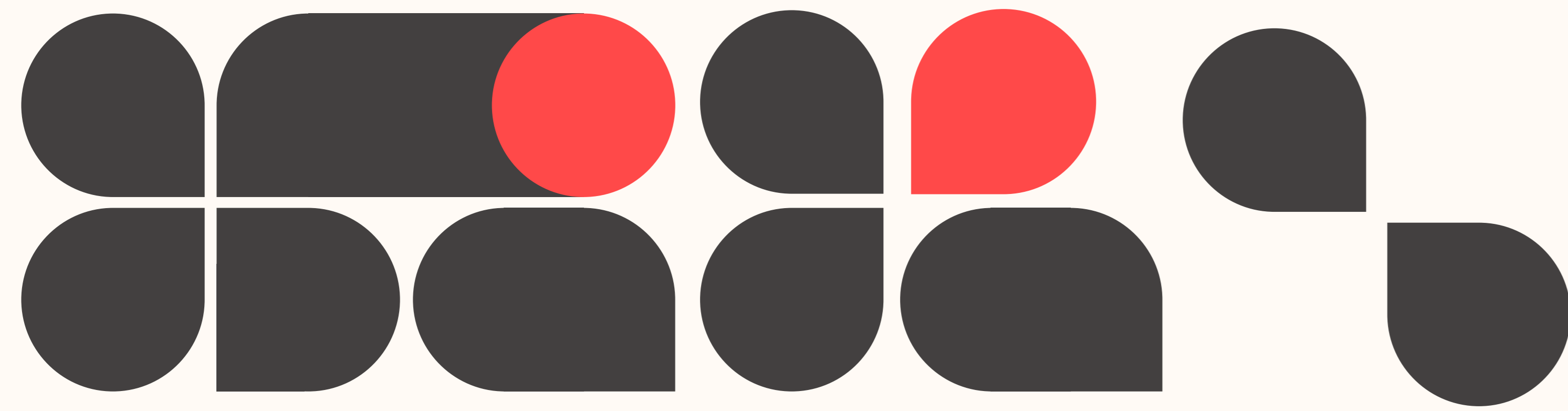
Third Floor

2 Bed 4 Person Maisonette
3/4th - 1020 sqft / 94.8 sqm



Fourth Floor

2 Bed 4 Person Maisonette
3/4th - 1020 sqft / 94.8 sqm



PROPOSAL

Offers of £1,500,000 are invited for the benefit of a new 250 year Long Leasehold interest of the upper parts and separate ground floor access.

USE

The new headlease will contain a covenant dictating that the premises can only be used for Affordable Rented Housing Accommodation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AML

A successful bidder will be required to satisfy AML requirements when Heads of Terms are agreed.

EPC

Available on request.

VAT

The property is elected for VAT, however it is anticipated that the transaction will be treated as a Transfer of Going Concern (TOGC).

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.

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