



11 WARWICK ST

LONDON W1B 5NA

INVESTMENT SUMMARY

- ▶ Rare opportunity to purchase an attractive Soho Freehold Building
- ▶ 1,581 sq ft GIA
- ▶ Available with full vacant possession
- ▶ E Class, thus allowing for offices, retail, cafe, restaurant, medical, health etc
- ▶ Opportunities to enhance value
- ▶ Suitable for an investor, developer or owner occupier
- ▶ Offers in excess of **£1,650,000**, which reflects a capital value per square foot of just **£1,044**

LOCATION

Warwick Street sits at the commencement of the vibrant, hip and cool Soho submarket. It runs from Beak Street to Glasshouse Street, parallel to Regent Street the closest stretch of which is home to Abercrombie & Fitch, Boggi, Timberland and Mappin & Webb.

The street boasts a mix of uses and neighbouring tenants include Pret, JLL's UK HQ, Karma Sanctum Soho Hotel, Ottolenghi's NOPI restaurant and Bafarat Cafe.

The new One Warwick Members Club, owned by Maslow's of Mortimer House, is scheduled to open in the street and on Air Street closeby is the Hotel Cafe Royal, Wholefoods, Nespresso and UGG.

The famous Carnaby Street is only a minute walk away.

It is well serviced by public transport with Piccadilly Circus station being just a very short walk away.

SITUATION AND ACCOMMODATION

The building is situated in the middle of Warwick Street, on the east side, and is arranged as a mix of open plan and cellular space with the main areas air conditioned and, as currently arranged, would suit a single or multiple occupiers.

'Warwick Street sits at the commencement of the vibrant, hip and cool Soho submarket'.



AREAS

The approximate gross internal floor areas are, as follows:

Floor	SQ FT	SQ M
Ground	433	40.22
Lower ground	450	42.45
First	388	36.05
Second	310	28.82
TOTAL	1,581	147.54

USE

The property is not listed but is suitable for any Class E use thus permitting office, retail, cafe, restaurant, health, medical etc.

VALUE CREATION

There would appear to be scope, subject to obtaining any relevant consents, to increase the size of the property by adding a floor or to convert the property entirely, or partially, to residential.

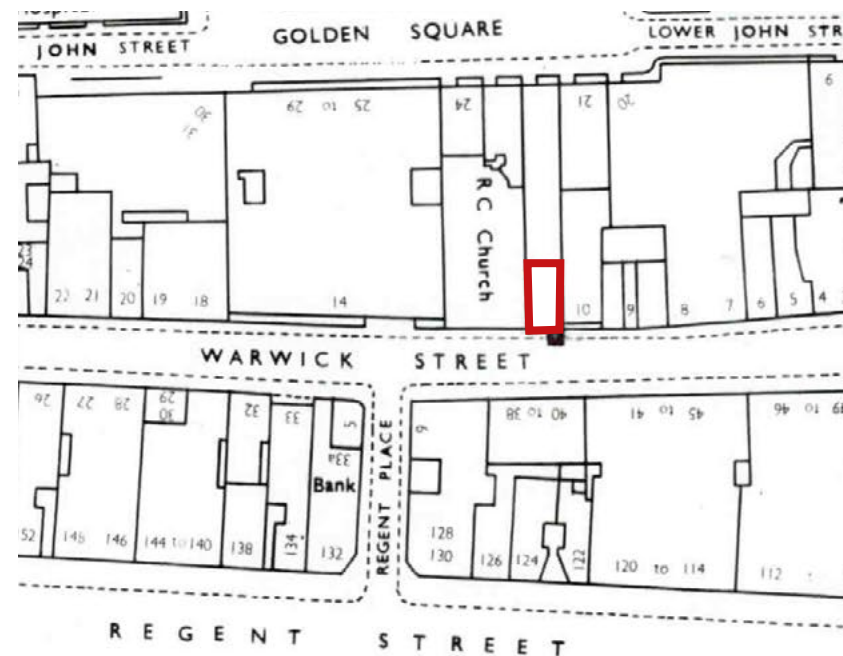
LOCAL MARKET COMMERCIAL RENTAL EVIDENCE

There are various market comparables to prove office rents of at least £70 per square foot and retail rents of c.£60 per square foot.

Adopting such figures would provide an ERV of c.£100,000 per annum.

RECENT FREEHOLD SOHO SALE COMPARABLES

Property Address	Size Sq ft	Sale Price	Price Per Sq ft	Sale Date
5 D'Arblay Street	2,154	£3,015,600	£1,400.00	Under Offer
27 Wardour Street	2,246	£4,560,000	£2,030.28	12/2021
72 Old Compton Street	2,285	£4,400,000	£1,925.00	12/2021
50 Frith Street	3,744	£5,235,000	£1,398.24	06/2021
38 Great Windmill Street	1,504	£2,222,951	£1,478.03	12/2020
37 Berwick Street	2,302	£3,750,000	£1,629.02	08/2020
20 Berwick Street	2,000	£4,000,000	£2,000.00	07/2020
199 Wardour Street	4,204	£11,000,000	£2,616.56	02/2020
14 Broadwick Street	1,784	£3,300,000	£1,849.78	02/2020
11 Portland Mews	2,944	£6,588,000	£2,237.77	08/2019
57 Greek Street	1,283	£3,250,000	£2,533.13	08/2019



EPC

The property has an EPC rating of D.

TENURE

The property is held freehold under title number NGL379178.

VAT

The property has been elected for VAT and so VAT shall be payable on the purchase price.

AML

When submitting an offer potential purchasers will need to provide appropriate documentation capable of satisfying the requirements of the Anti-Money Laundering Regulations.

PRICE

Offers in excess of **£1,650,000** for the benefit of the Freehold interest. A purchase at this level reflects a capital value per square foot of just **£1,044**.



CONTACT

For further information or an appointment to view please contact the seller's Sole Agent.

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Photography & Design By Adrian Gates Design: 07710 316991.