

REF: 1661



HOLCROFT NURSERY | HOLCROFT COURT | CARBURTON STREET | LONDON | W1W 5AL

USE CLASS E (D1) FORMER DAY NURSERY, SITUATED WITHIN THE GROUNDS OF A RESIDENTIAL ESTATE, IN THE HEART OF FITZROVIA, CENTRAL LONDON

TO BE LET



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Situated in the heart of Fitzrovia, Central London.

Planned on the lower ground floor with private gated access into the estate, comprising approx. 1,500 sq. ft. GIA.

Private garden area also included on lower ground floor.

Great Portland Street, Regents Park, Warren Street and Goodge Street Station are all within a short walk away.

There are a number of high-end amenities, including Michelin Star restaurants, 5* Hotels, Bars and shopping facilities within the surrounding roads.

Ideal for a number of uses including day nurseries, therapies, offices or alternatively education, training etc. STP.

Available with vacant possession, rent upon application.

Subject to contract



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LOCATION

The property is situated in a hugely popular, affluent, Central London location, located at the junctions of Carburton St, Clipstone Mews, Clipstone St and Great Titchfield St, in the heart of Fitzrovia. The main entrance into Holcroft Court is accessed via private gates on Carburton Street.

Clipstone Street, Great Portland Street and other surrounding roads within a few minutes' walk from the property provide access to some of London's most prestigious attractions and amenities. Within a short walk, there is access to The BT Tower, Southbank International School, The Media Centre, various cocktail bars as well as an array of fine dining, including 3 Michelin Star restaurants within 0.4 miles from the property, and the 5* Hotel The Langham within 0.3 miles of the property.

The property is surrounded by Marylebone, Soho and Mayfair, with easy access to all of London via Great Portland Street, Regents Park, Warren Street and Goodge Street Stations which are all within a short walk from the property, with services for the Northern, Victoria, Circle, Hammersmith and City, Metropolitan and Bakerloo lines. There are also bus services readily available.



THE PROPERTY

Holcroft Court is a secured residential estate, providing hundreds of residential units, encompassing a communal garden and commercial unit. The property borders 4 roads, Carburton St, Clipstone Mews, Clipstone St and Great Titchfield St, with access into the communal gardens/commercial unit via an entrance on Carburton Street.

The available commercial space is planned on the lower ground floor and is situated within the communal gardens, with all 4 sides of the development surrounding the unit. Tenants will have a secure entrance from Carburton Street which will be shared with residents, as well as two private entrances within the gardens leading into the lower ground floor commercial unit to the front and the rear.

There is a private garden area at the rear of the unit suitable for a children's play area. The unit was previously used as a children's day nursery since 1992, with capacity for 32 Children (as advised) and received an Outstanding Grade from OFSTED in 2015, however unfortunately closed its doors due to the Pandemic. It has been left in reasonable condition but in need of some modernization.

We are advised the total gross internal floor area is approx. 1,500 sq.ft. (139 sq m).

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🎯 PLANNING

The property has planning permission for use class E (formerly D1) NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property now falls into category E and is therefore deemed ideal for a number of uses including day nurseries, medical, health care, therapies, offices, etc. or alternatively education, training, tuition etc. may be available subject to planning if required.

🎯 EPC

Band D.

🎯 RATING

TBA.

🎯 VAT

The Lessor advises the property is NOT elected for VAT purposes.

🎯 RENT

New FR&I lease available, Rent upon application.

🎯 COSTS

Each party to be responsible for their own legal and professional costs.

🎯 HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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VIEWING STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone FRICS

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

March 2022.

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