

Tottenham Mews

FITZROVIA, LONDON W1T

RARE SELF-CONTAINED MEWS BUILDING IN FITZROVIA

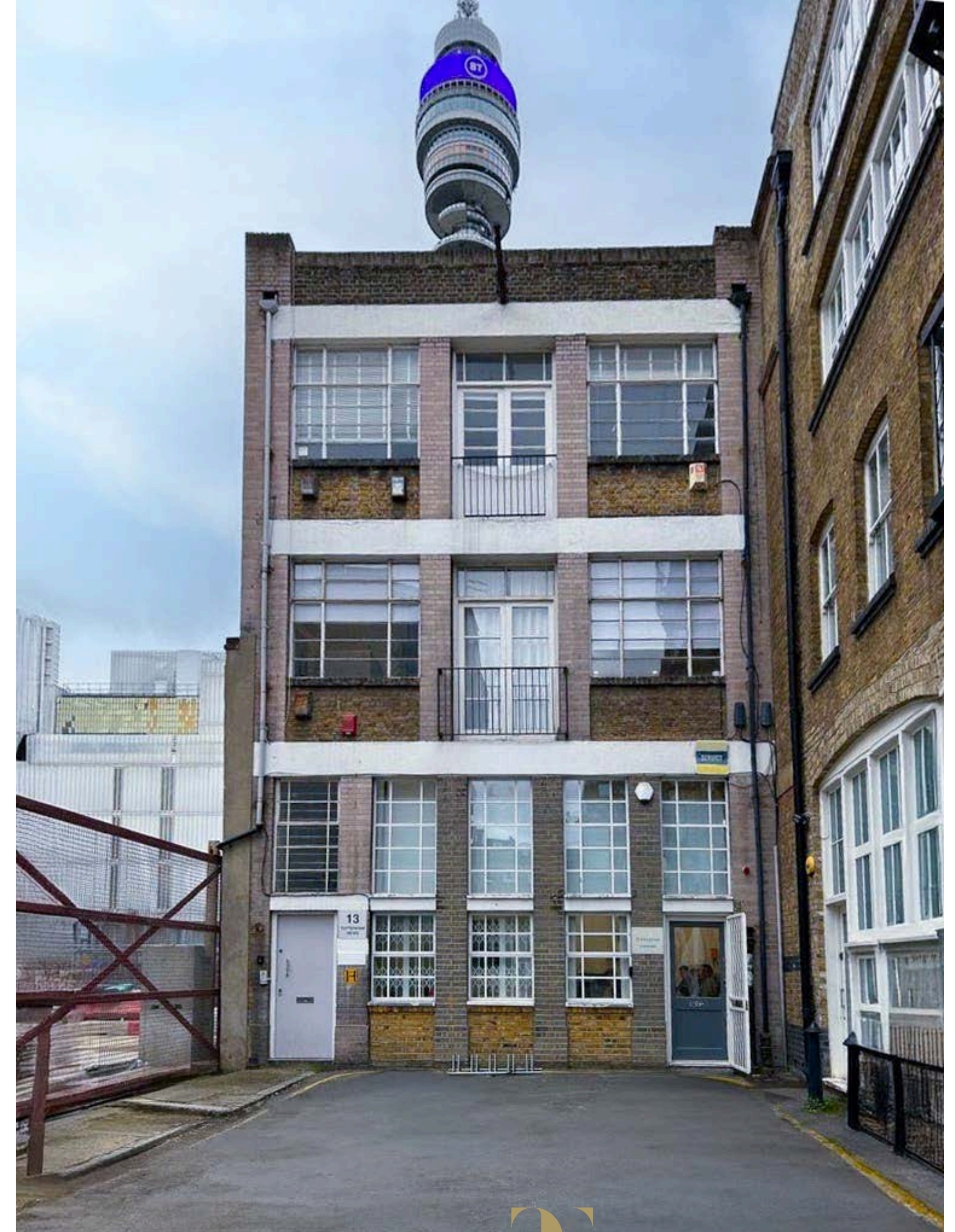
FREEHOLD FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- A rare opportunity to acquire a self-contained mews property in the heart of Fitzrovia
- The building benefits from even floorplates and spans 2,714 sqft (NIA) across ground, first and second floors (with no subterranean floors).
- The property is Class-E use making it an attractive opportunity for a wide range of potential occupiers
- Planning consent was granted in April-24 for a roof terrace – [2023/4637/P](#). The property had previously been granted for a single storey roof extension to provide additional office space - [2021/0952/P](#)
- Conveniently located in Fitzrovia just a stones throw away from the landmark BT Tower and a short walk to Goodge Street, Warren St and Tottenham Court Road Underground Stations
- Offers are invited in excess of £3,000,000 (stc) for the freehold interest



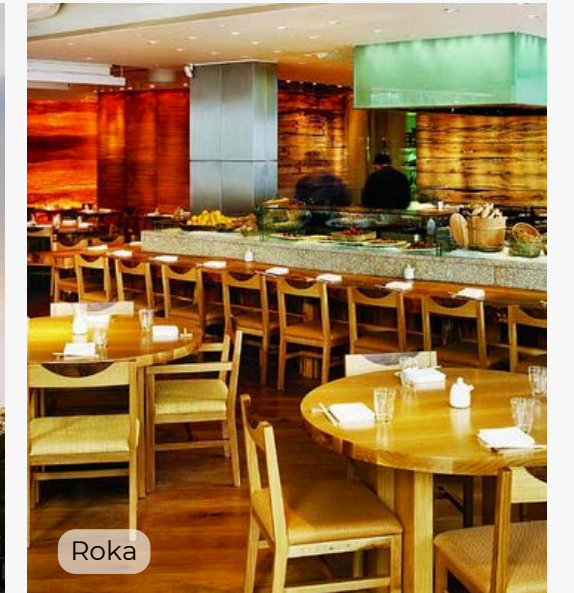
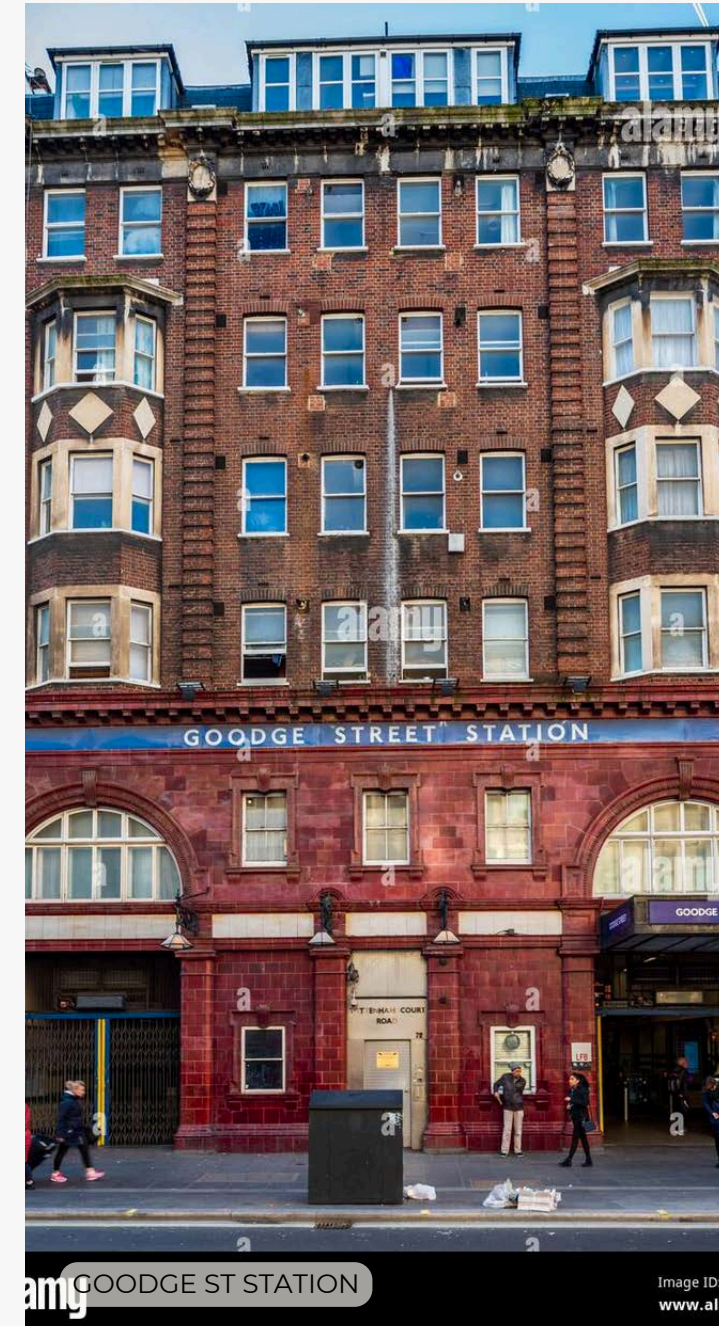
FITZROVIA

Tottenham Mews is a quiet enclave in Fitzrovia, just moments from Charlotte Street's acclaimed dining and boutique hotel scene. The mews is benefitting from a wave of regeneration, led by the redevelopment of 14–19 Tottenham Mews—delivering an exciting mixed use scheme providing 23 new homes, flexible workspace, and improved pedestrian connectivity to Bedford Passage.

Arthur Stanley House, located nearby, has also undergone major transformation, adding premium residential and healthcare elements to the local mix. Together, these developments are reinforcing Tottenham Mews as a key micro-location within Fitzrovia's wider growth story.

With strong transport links via Goodge Street and Tottenham Court Road, and close proximity to institutions like University College Hospital and the Charlotte Street media hub, Tottenham Mews offers both convenience and long-term investment appeal in one of central London's most dynamic sub-markets.

Tottenham Mews



LOCATION & CONNECTIVITY



Goodge Street
1 Min Walk

Warren Street
5 Min Walk

Tottenham Court Road
5 Min Walk

Oxford Circus
13 Min Walk

Euston
16 Min Walk

Bond Street
17 Min Walk



1 Salt Yard

2 The Carpenters Arms

3 ROKA

4 Franco Manca

5 Berners Tavern

6 ROVI

7 Hakkasan

8 The Carnaby



1 Make Architects

2 Take - Two Interactive

3 Boston Consulting

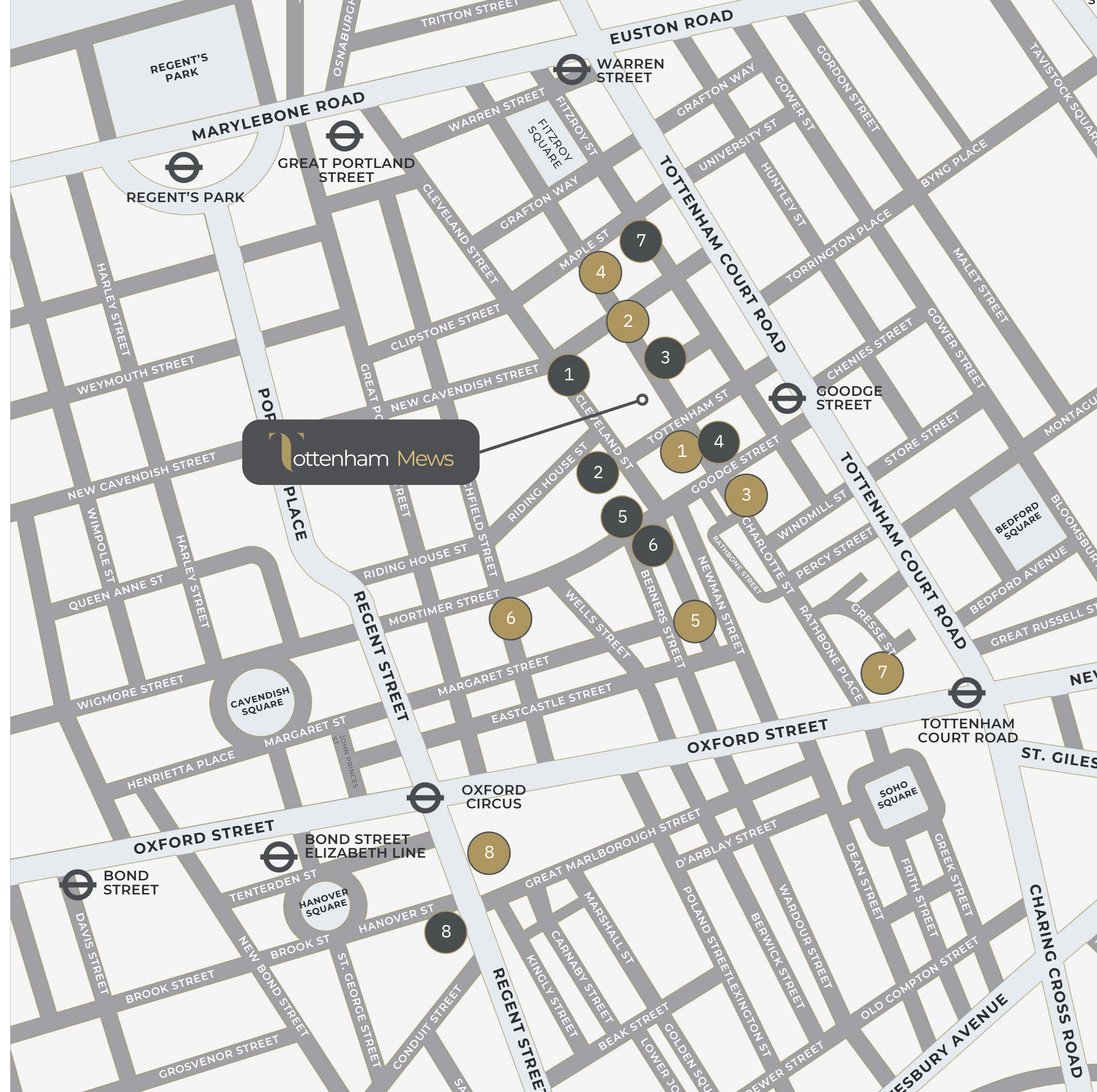
4 Westbrook Coremont Revcap

5 Estée Lauder

6 Netflix

7 BenevolentAI

8 Exane



DESCRIPTION

The property comprises a three-storey mews building extending 2,717sqft (NIA) over ground and two upper floors with no subterranean space.

The ground floor boasts an impressive ceiling height of 3.7m, as well as a second, self-contained, entrance. The entire building presents well with a number of attractive period , warehouse style features.

The ground floor unit is currently let on a five-year lease at a rent of £42,570 per annum, with a mutual break option in the second year (must be triggered before 13th May 2025). This provides a window to secure vacant possession if completion occurs prior to that date.

The landlord has also recently agreed a two year lease on the second floor at a rent of £32,000 pa (rising to £36,083 pa in the second year). The lease includes mutual rolling monthly break options, allowing for potential vacant possession at short notice.

PLANNING

Planning consent was granted in April-24 for a roof terrace – [2023/4637/P](#). The property had previously been granted for a single storey roof extension to provide additional office space - [2021/0952/P](#)

ACCOMMODATION SCHEDULE

Floor	Sqft (NIA)	Sqft (GIA)	Sqm(NIA)	Sqm (GIA)
Ground Level	968	1,104	89.9	102.6
First Level	843	1,080	78.3	100.3
Second Level	906	1,085	84.2	100.8
TOTAL	2,717	3,269	252.4	303.7

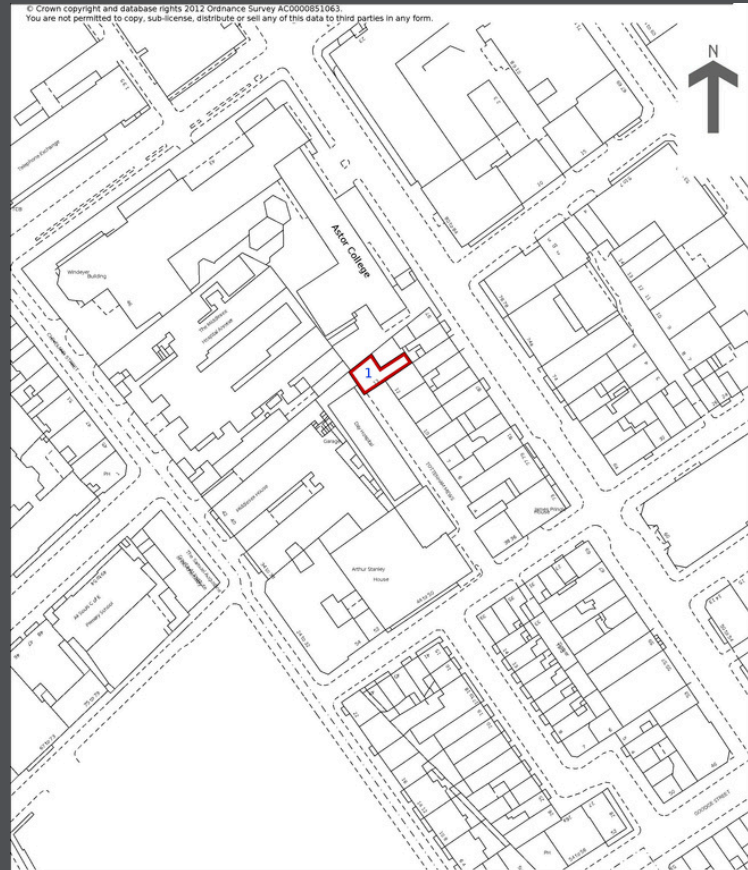


PRICE

Offers are invited in excess of £3,000,000 (stc) for the freehold interest.

TITLE NUMBER

Property is held freehold under Title Number: 187108



EPC

The property has an EPC rating of 72 C.

FLOORPLANS

Floorplans available on request.

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. April 2025

WWW.RIB.CO.UK

FOR FURTHER INFORMATION CONTACT:

Damien Field
07956 125 543
Damien@rib.co.uk

Tino Antoniou
07943 744 534
Tino@rib.co.uk

Michael Georgiou
07879 896 480
Michael.g@rib.co.uk

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