

13

HARLEY STREET  
LONDON W1

**FOR SALE**

VIRTUAL FREEHOLD IN PRIME WEST END LOCATION CLOSE TO CAVENDISH SQUARE



## Executive Summary

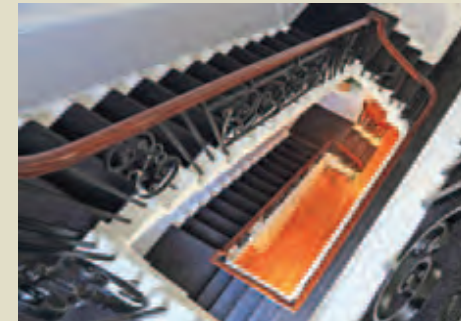
- Virtual Freehold
- Prime West End location close to Cavendish Square
- 5,480 sq ft (509.09 sq m) net, 7,343 sq ft (682.16 sq m) gross
- Current use B1 or D1 Medical
- Vacant possession of 1st – 4th floors (2,667 sq ft) with possession of the remaining floors in March 2014 and January 2016
- Current gross income of £79,425 pax
- Alternative use opportunities including residential subject to the necessary consents
- Unconditional offers in excess of £6,100,000 are invited, subject to contract, for the virtual freehold interest



## Description

Built in the mid-18th Century, this Grade II\* listed building is arranged over lower ground, ground and four upper floors, comprising a total net area of approximately 5,480 sq ft and a total gross area of approximately 7,343 sq ft. The building generally provides a mix of offices and open plan areas throughout.

The lower ground and ground floors are both tenanted whilst the four upper floors are vacant and have been redecorated throughout with the first to third floors also recarpeted.





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Schedule Of Areas

The building is arranged over lower ground, ground and four upper floors having the following approximate floor areas.

Floor	Net (sq ft)	Gross (sq ft)
4th	601	860
3rd	681	913
2nd	685	954
1st	698	941
Ground	1,338	1,743
Reception	143	-
Lower Ground	1,172	1,932
Ancillary/storage	160	-
Total	5,480	7,343

Current Gross Income

£79,425 per annum exclusive.



Floor Plans



Tenancies

The ground floor is let to **The Czech Centre** on a FR&I lease expiring on 31st January 2016 and is contracted outside the 1954 Act. The landlord has served notice determining the lease on 25th March 2014. The current rent passing is £48,400 pax.

The lower ground floor is let to **The Food Doctor Limited** on a FR&I lease, contracted outside the 1954 Act, expiring on 31st March 2021. There is a mutual option to determine on 31st January 2016 upon either party serving 6 months prior written notice and a rent review on 31st January 2016. The current rent passing is £31,025 pax.

Covenants

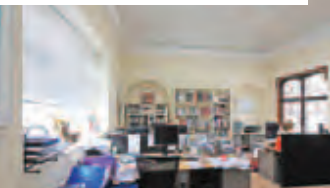
**The Czech Centre** is part of the Czech Government and is the official travel site of the Czech Republic providing news and information including special interest holidays and events. Further information is available at [www.czechtourism.com](http://www.czechtourism.com).

**The Food Doctor** is a nutritional practice that was founded in 1999 and is a unique concept that provides sensible advice for achieving a healthier plan for life, whilst also supplying a broad range of branded foods. Further information is available at [www.thefooddoctor.com](http://www.thefooddoctor.com).

Ground Floor Accommodation



Ground Floor Accommodation



Lower Ground Floor Accommodation



Lower Ground Floor Accommodation



Tenure

The property is held on a Head lease from The Howard De Walden Estate dated 25th June 1954 for a term of 999 years which has been subject to two Deeds of Variation dated 20th March 1984 and 13th May 1998 which together provided for a fixed ground rent of £1,320 per annum and the following User Clause provisions:

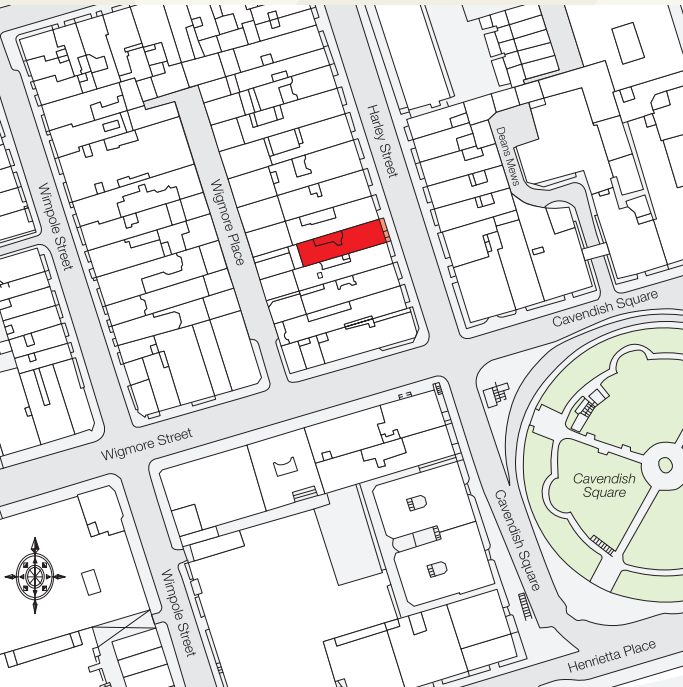
- Unrestricted B1 use
- D1 Medical use so long as such use does not damage the Harley Street vicinity as a centre of reputable medical opinion
- Private dwelling or, if flats or maisonettes, that each flat/maisonette contains not less than 3 rooms in addition to a kitchen and bathroom and that no part shall be in the basement.

The building currently has a dual B1 or D1 Medical use.

Planning

Planning consent was granted on 6th August 2013 to provide the following:

Dual/alternative use of the property as either office accommodation (Class B1) or as medical consulting and treatment rooms (Class D1).





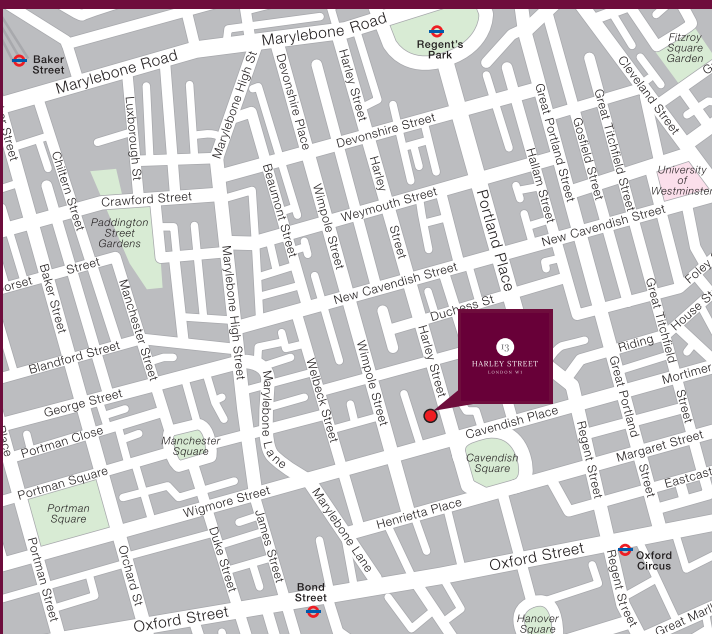
## Location

The building is prominently located at the south end of Harley Street, close to the junctions of Cavendish Square and Wigmore Street.

The immediate area of Harley Street and the District of Marylebone is steeped in a rich history, with architectural grandeur dating back to the Georgian era, when it was home to the aristocracy and various dignitaries such as Count Simon Woronzow of Russia, as well as artists such as the renowned British watercolourist JMW Turner.

Whilst the occupier mix in Harley Street has become more diverse it is still widely considered the home of medicine in the UK and enjoys a worldwide reputation as a true centre of medical excellence.

Transport links to the building are excellent with Oxford Circus (Central, Bakerloo & Victoria lines) and Bond Street (Central & Jubilee lines) Underground stations both being within close proximity, providing fast links to the City, Canary Wharf, Mainline stations and Heathrow and Gatwick Airports.



In addition, numerous bus routes operate along Oxford Street and Regent Street connecting the West End with the rest of London.

## Timings

Oxford Circus	2 mins	
Bond Street	5 mins	
Marylebone High Street	5 mins	
Regents Park	10 mins	
Kings Cross/St Pancras	4 mins	
Bank	8 mins	
Paddington	8 mins	
Canary Wharf	15 mins	



## VAT

The property is registered for VAT.

## Proposal

Offers are invited in excess of £6,100,000 (Six Million, One Hundred Thousand Pounds) exclusive of VAT, subject to contract, for our client's long leasehold interest in the property.

## Further information

In due course and upon request, access to a data room will be granted to prospective purchasers and their professional advisers.

### Misrepresentation

Braham Good and GN2 give notice that (i) the particulars are set out as a general outline for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Braham Good or GN2 has any authority to make any representation or warranty whatever in relation to this property. Designed & produced by Zest Design & Marketing Ltd 020 7079 3090 (01190) October 2013.

## Contacts

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