

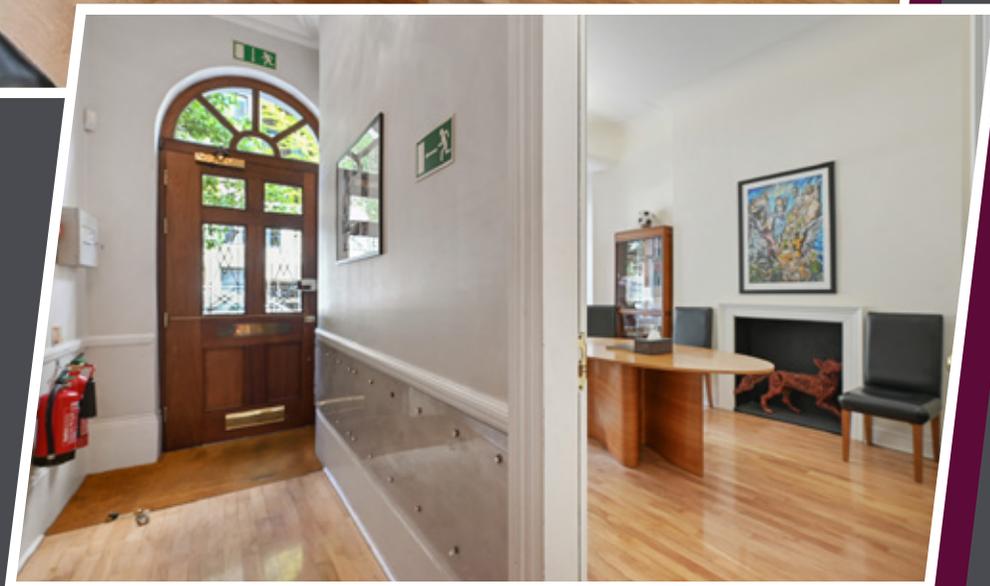


JEREMY JAMES

33 HARLEY STREET

FOR SALE WITH VACANT POSSESSION

AN EXTREMELY RARE LONG
LEASEHOLD MEDICAL AND
RESIDENTIAL BUILDING



SUMMARY

- A unique long leasehold building for sale sold with vacant possession.
- The building is not listed.
- Situated on Harley Street in the centre of the world's most renowned medical district.
- Arranged over lower ground, ground and four upper floors.
- The medical accommodation is located on the lower ground, ground and first floors with a residential apartment on the second, third and fourth floor.
- Passenger lift serving ground floor to lower ground floor only.
- Total Gross Internal Floor Area 3,977 sq ft (358 sq m) and Total Net Internal Area 3,084 sq ft (287 sq m).



TENURE

Leasehold: 999 years from 11th October 1914 (889 years unexpired)

PRICE

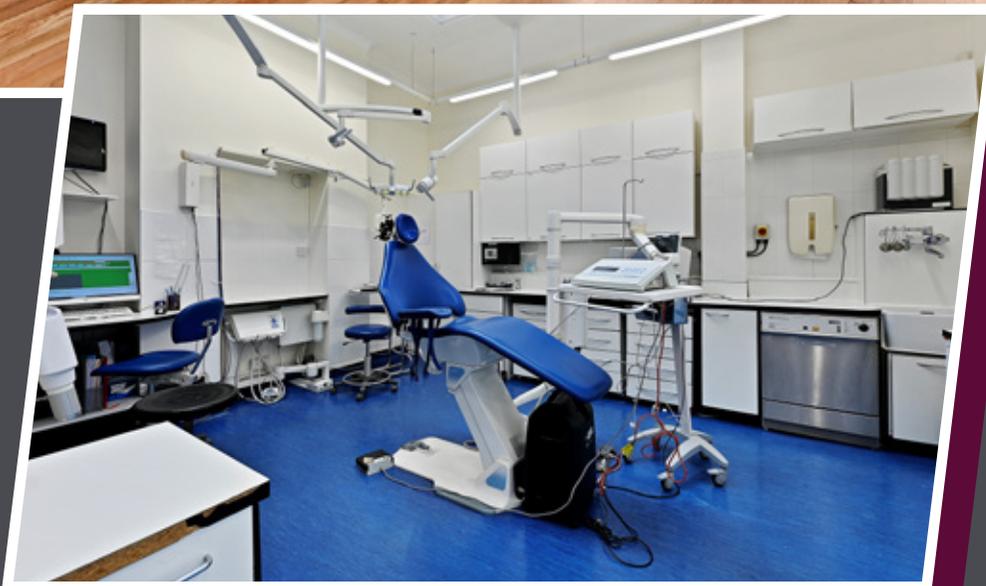
£6,000,000

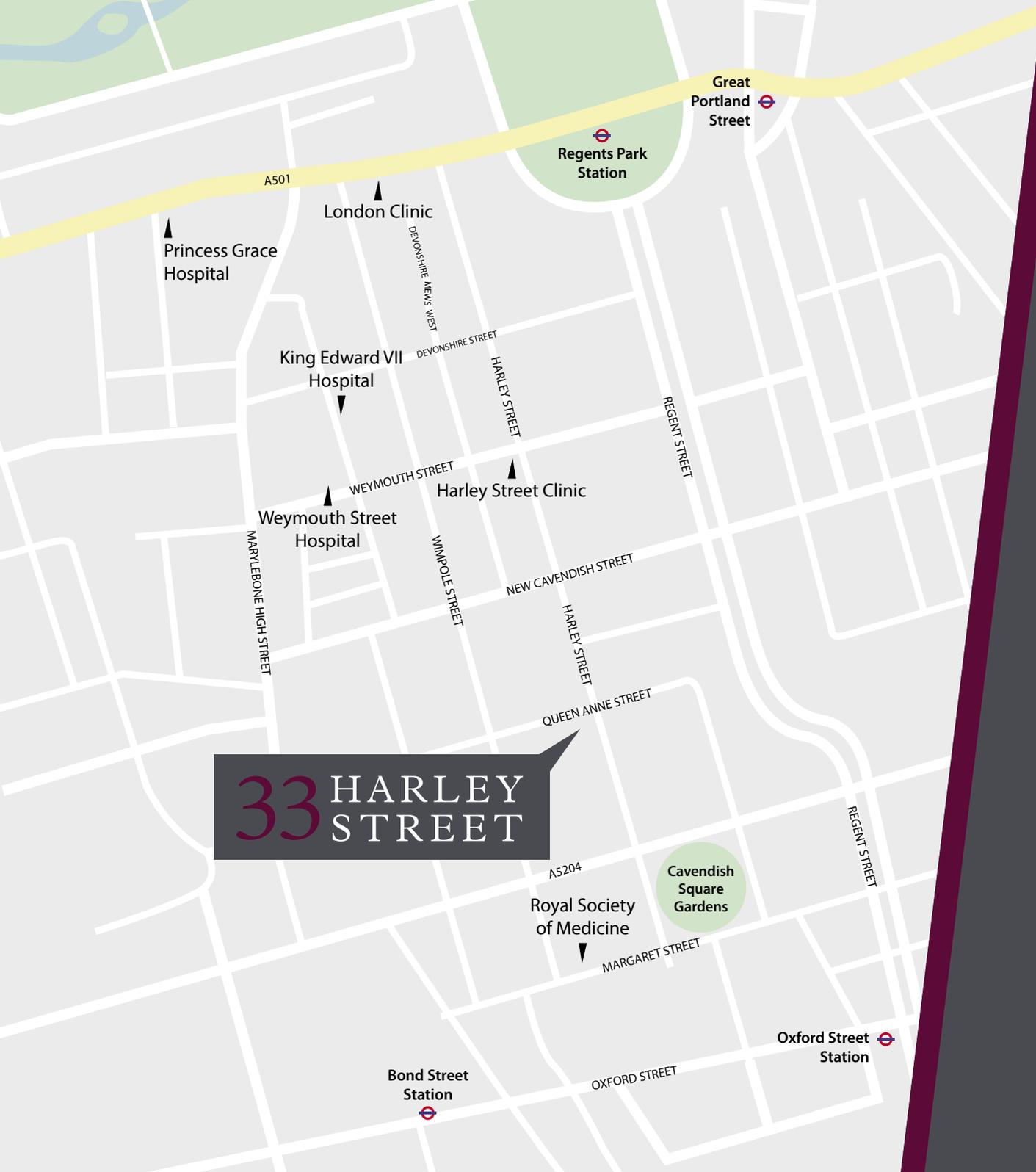
EPC

Upon Application

ACCOMMODATION

FLOOR	Floor Area (NIA)		Floor Area (GIA)	
	sq ft	sq m	sq ft	sq m
Vaults	110 sq ft	10 sq m	121 sq ft	11 sq m
Lower Ground	773 sq ft	72 sq m	935 sq ft	87 sq m
Ground Floor	485 sq ft	45 sq m	765 sq ft	71 sq m
First Floor	397 sq ft	37 sq m	502 sq ft	47 sq m
Second Floor	388 sq ft	36 sq m	494 sq ft	46 sq m
Third Floor	384 sq ft	36 sq m	495 sq ft	46 sq m
Fourth Floor	353 sq ft	33 sq m	471 sq ft	43 sq m
Attic	194 sq ft	18 sq m	194 sq ft	18 sq m
TOTAL	3,084 sq ft	287 sq m	3,977 sq ft	369 sq m





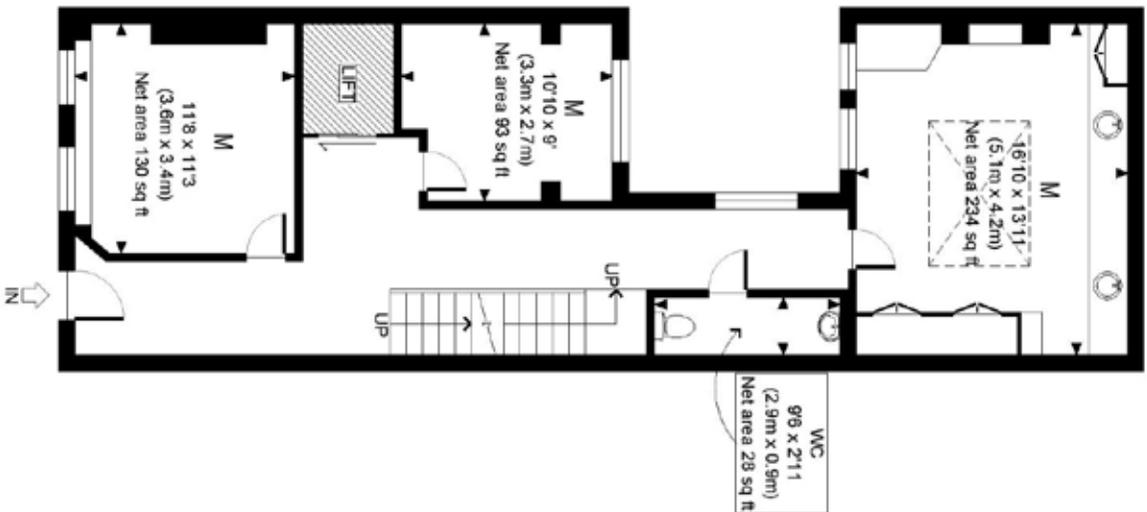
33 HARLEY STREET

LOCATION

- Situated in the heart of Marylebone Village, Harley Street is conveniently located moments from Marylebone High Street together with the open spaces of Regent's Park.
- The building is located on the west side of Harley Street close to the junction with Queen Anne Street.
- Transport links can be found from a number of nearby underground and train stations (Baker Street, Bond Street and Regent's Park), as well as access to the Marylebone Road, A40 and M40.
- Surrounded by healthcare excellence such as the London Clinic, Harley Street Clinic and Princess Grace Hospital and King Edward VII Hospital.

FLOOR PLANS

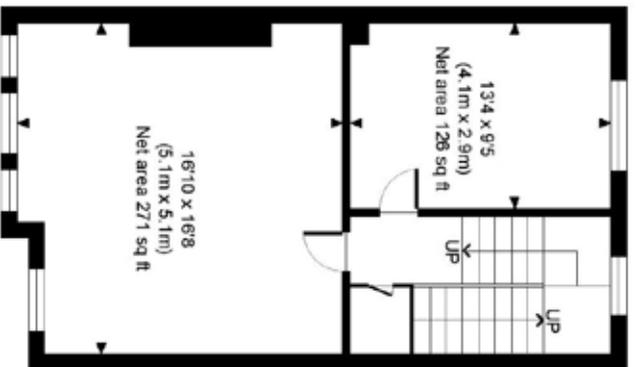
GROUND FLOOR



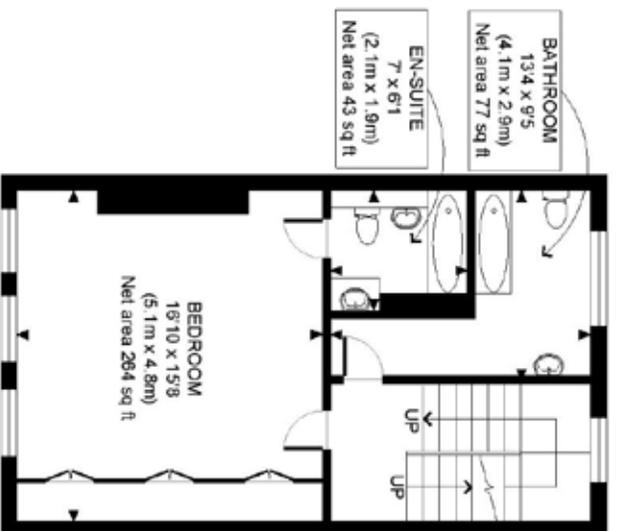
LOWER GROUND FLOOR



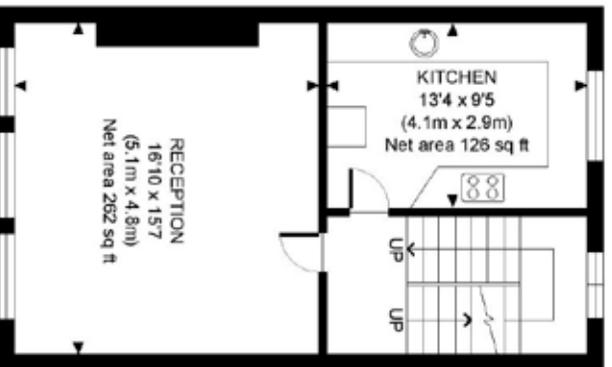
FLOOR PLANS



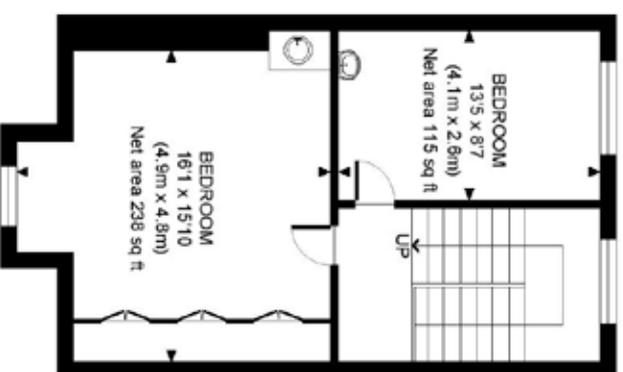
FIRST FLOOR



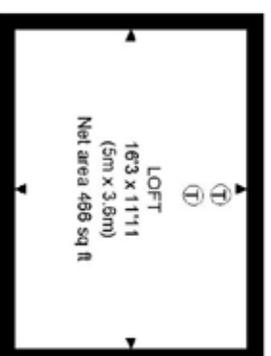
THIRD FLOOR



SECOND FLOOR



FOURTH FLOOR



FIFTH FLOOR





JEREMY JAMES

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