



JEREMY JAMES

76 HARLEY STREET, LONDON W1

FREEHOLD MEDICAL AND
RESIDENTIAL BUILDING FOR SALE

SUMMARY

- Unique Freehold Grade II listed building.
- Located on Harley Street in the centre of the worlds most renowned medical district.
- Medical use on the Lower Ground Floor, Ground and First Floors with apartments on the Second, Third and Fourth Floors.
- Total Gross Internal floor area 11,301 sq ft (1,050 sq m) and Total Net Internal floor area 7,690 sq ft (714 sqm).
- Currently occupied by two medical tenants and three residential tenants with a total current passing rent of £554,102 per annum



ACCOMMODATION

Floor	Floor Area (NIA)		Floor Area (GIA)	
	SQFT	SQM	SQFT	SQM
Lower Ground	2,060	191.3	2,890	268.5
Ground Floor	1,214	112.7	2,115	196.5
First Floor	1,110	103.1	1,642	152.6
Second Floor	1,047	97.3	1,509	140.2
Third Floor	1,154	107.2	1,533	142.4
Fourth Floor	1,105	102.6	1,612	149.8
Total	7,690	714.2	11,301	1,050

PRICE

£18,000,000 (Eighteen million pounds)

VAT

The property is not elected for VAT

EPC

Upon Application



TENANCY SCHEDULE

UNIT/FLOOR	CURRENT RENT € P.A	LEASE EXPIRY	RENT REVIEWS
Basement	£169,440	25.01.2030	01.02.2024 & 01.02.26 & 01.02.2028
Ground & 1st Floor	£207,666	01.01.2029	01.01.2026 & 01.01.2028
2nd Floor	£60,000	08.02.2025	
3rd Floor	£59,796	17.08.2024	
4th Floor	£57,200	16.08.2024	
Total	£554,102		

All the Medical Leases are contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954.

The Residential apartments on Assured Shorthold Tenancy.





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 east side of Harley Street close to the junction with Marylebone Road and Devonshire Place.

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.

LOCAL MEDICAL OCCUPIERS

- | | |
|---|---------------------------------|
| 1. Cleveland Clinic | 8. The London Welbeck Hospital |
| 2. Fortius Clinic | 9. The Portland Hospital |
| 3. King Edward VII's Hospital | 10. The Princess Grace Hospital |
| 4. Mayo Clinic Healthcare | 11. The Prioory Group |
| 5. Royal Brompton & Harefield Hospitals Specialist Care Outpatients & Diagnostics | 12. OneWelbeck |
| 6. The Harley Street Clinic | 13. Weymouth Street Hospital |
| 7. The London Clinic | |

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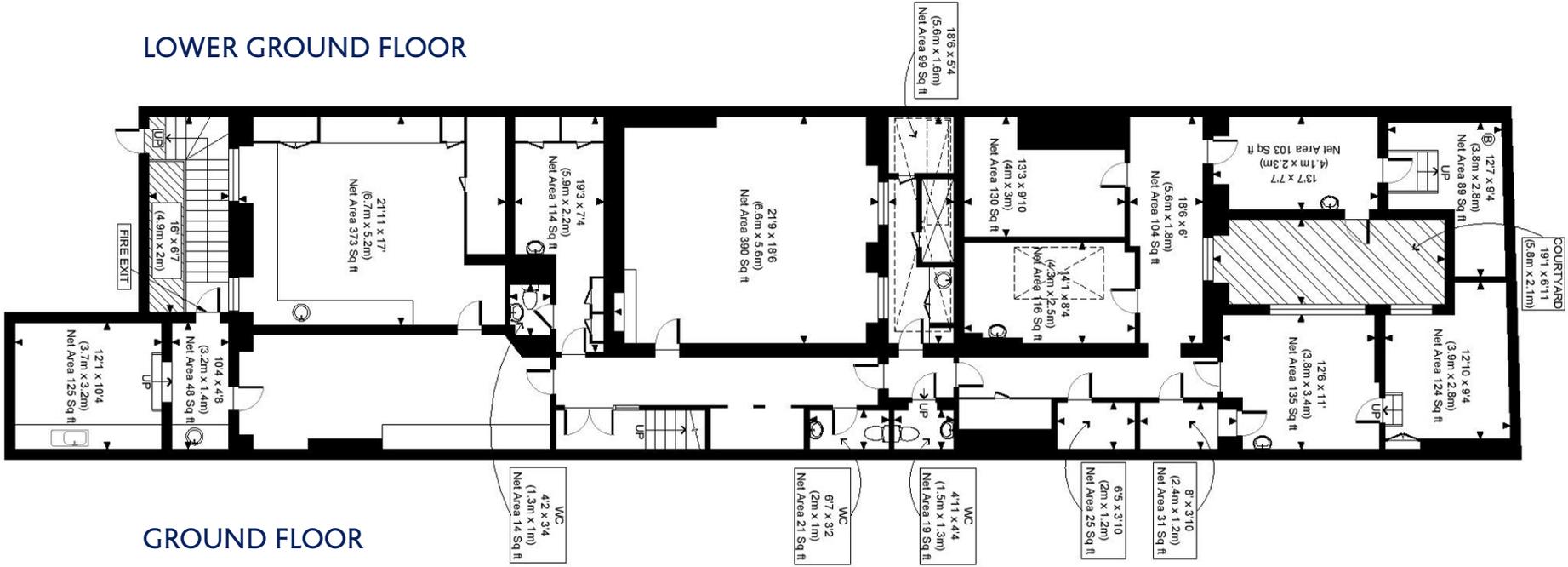


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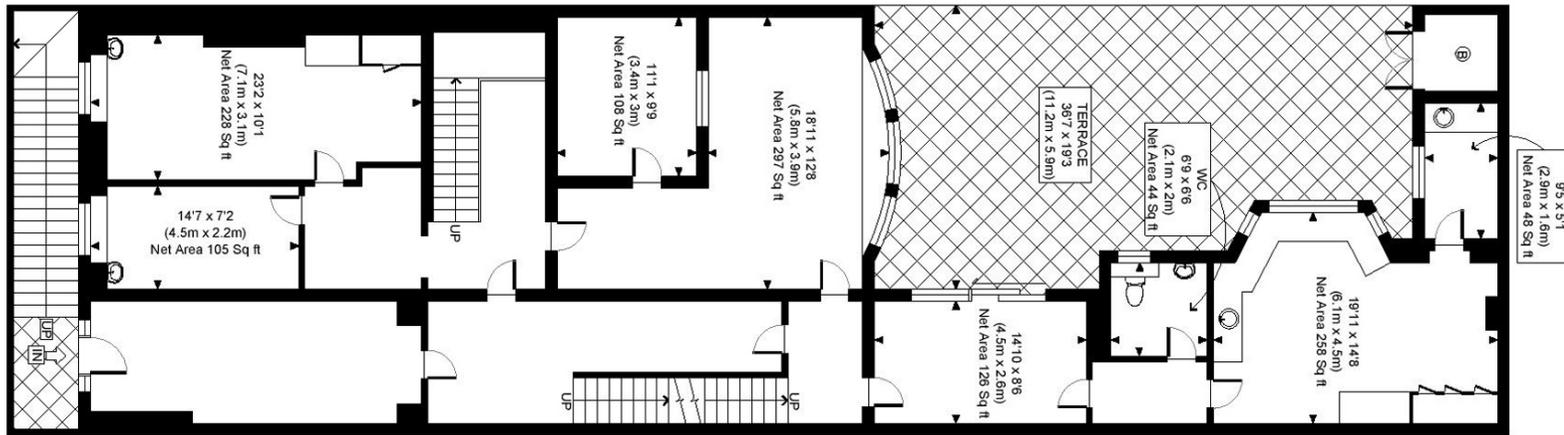


FLOOR PLAN

LOWER GROUND FLOOR

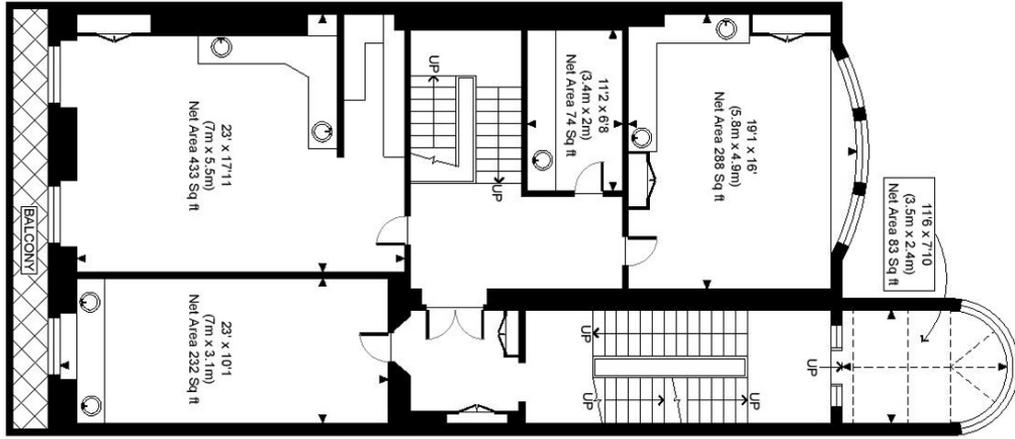


GROUND FLOOR

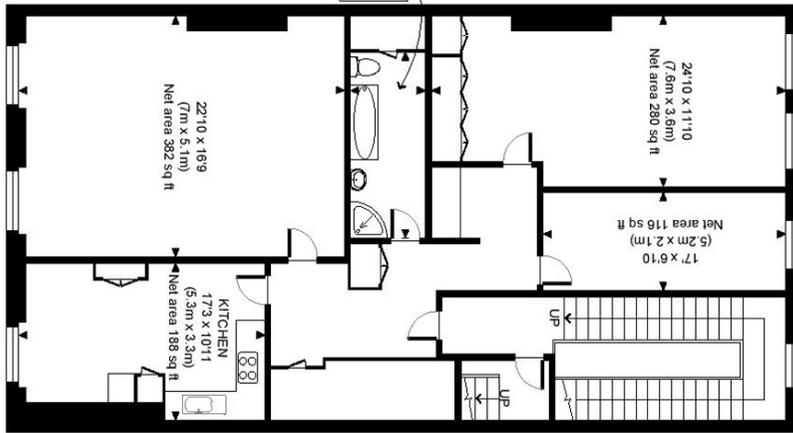


FLOOR PLAN

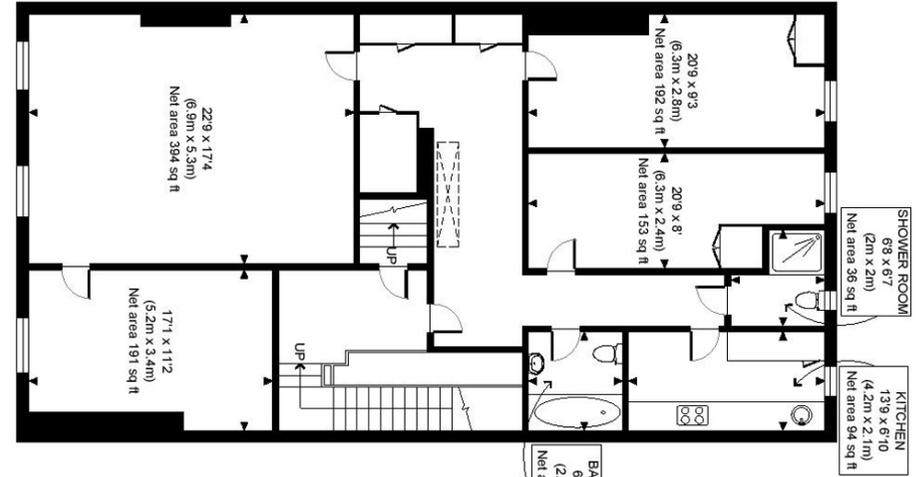
FIRST FLOOR



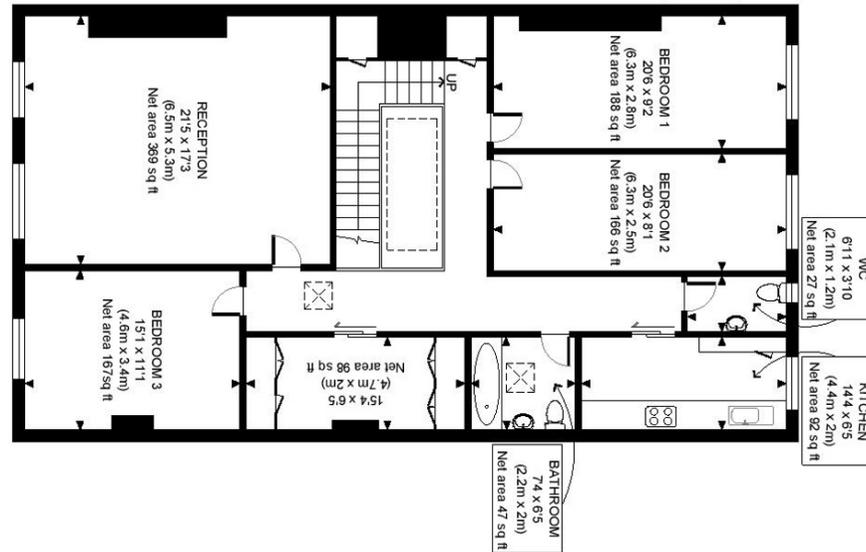
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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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 no way guaranteed.