



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 £552,708 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
<b>Total</b>	<b>7,690</b>	<b>714</b>	<b>11,301</b>	<b>1,050</b>

## 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
Basement	£169,440.00	05.02.2030
Ground & 1st Floor	£206,272.00	24.01.2030
2nd Floor	£60,000.00	08.02.2025
3rd Floor	£59,796.00	17.08.2025
4th Floor	£57,200.00	17.02.2025
<b>Total</b>	<b>£552,708.00</b>	

The Ground Floor & First Floor rent is currently being reviewed.

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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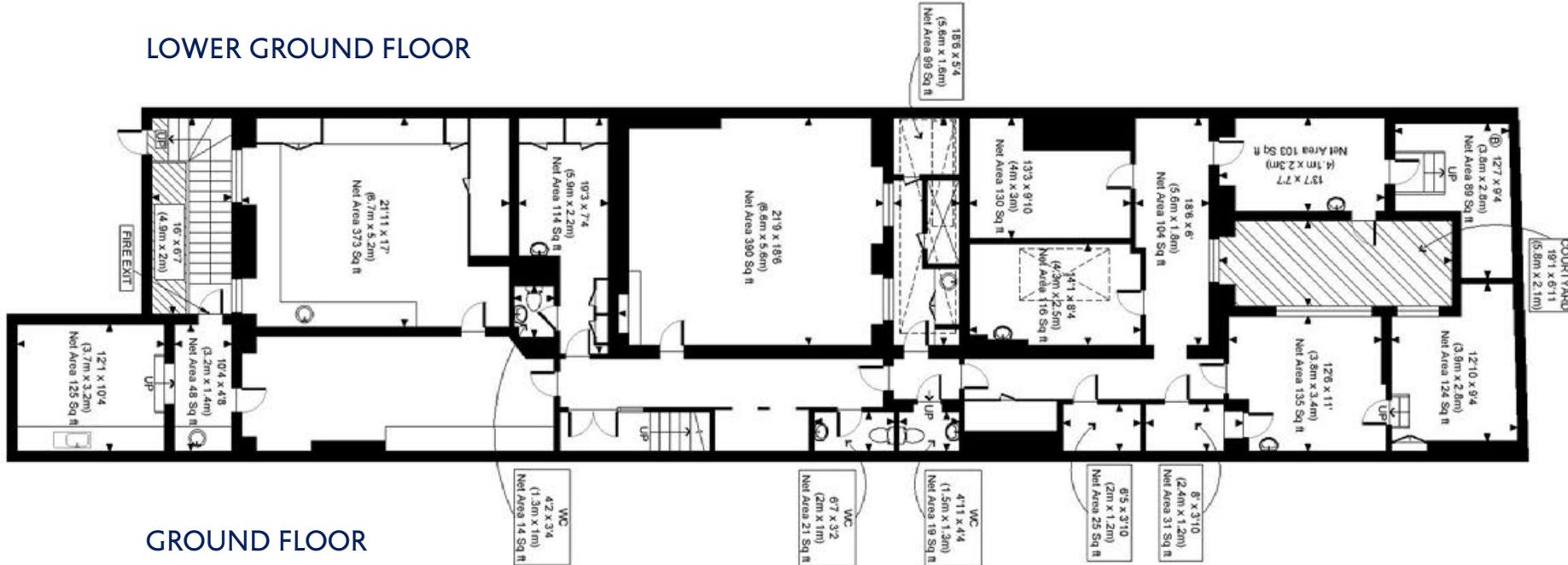


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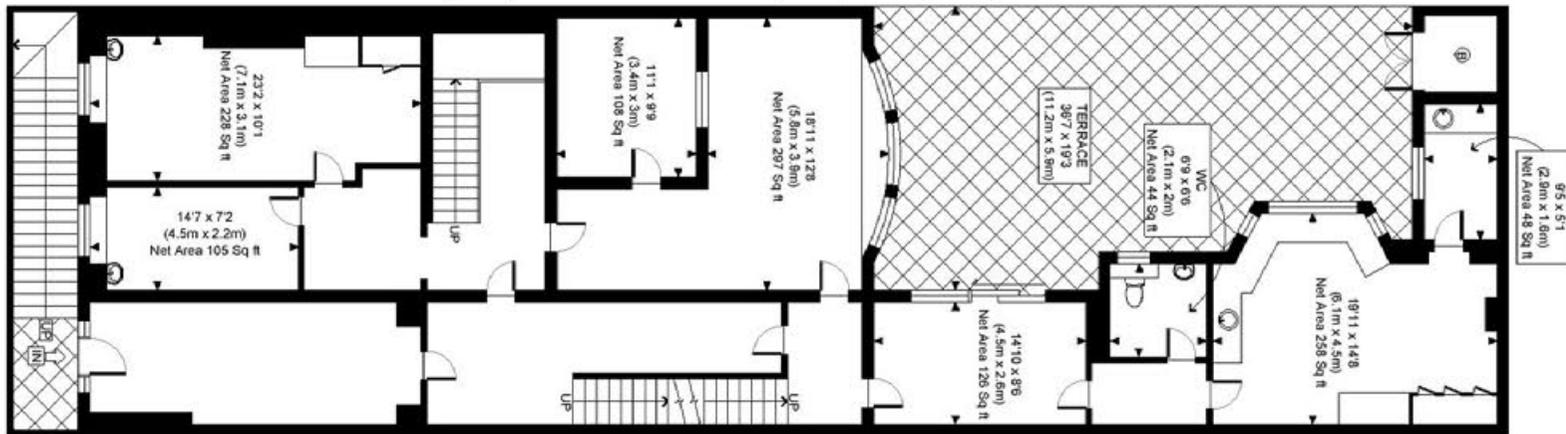


FLOOR PLAN

LOWER GROUND FLOOR

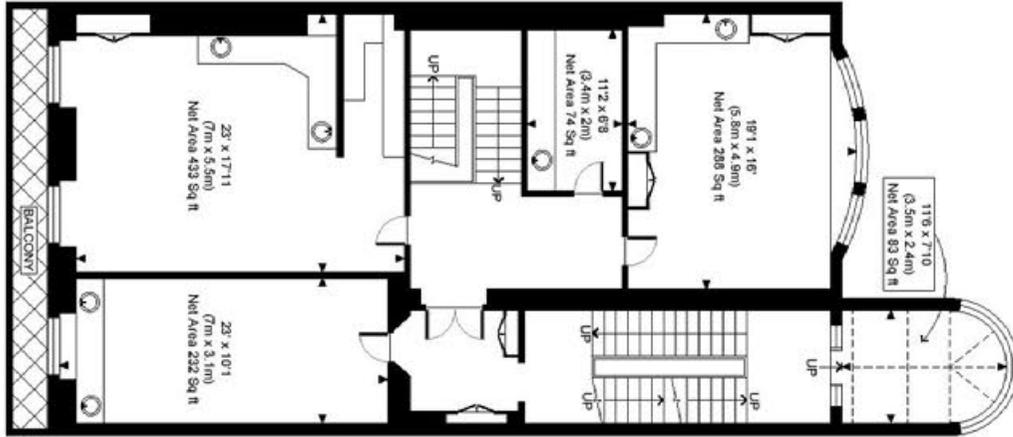


GROUND FLOOR



FLOOR PLAN

FIRST FLOOR



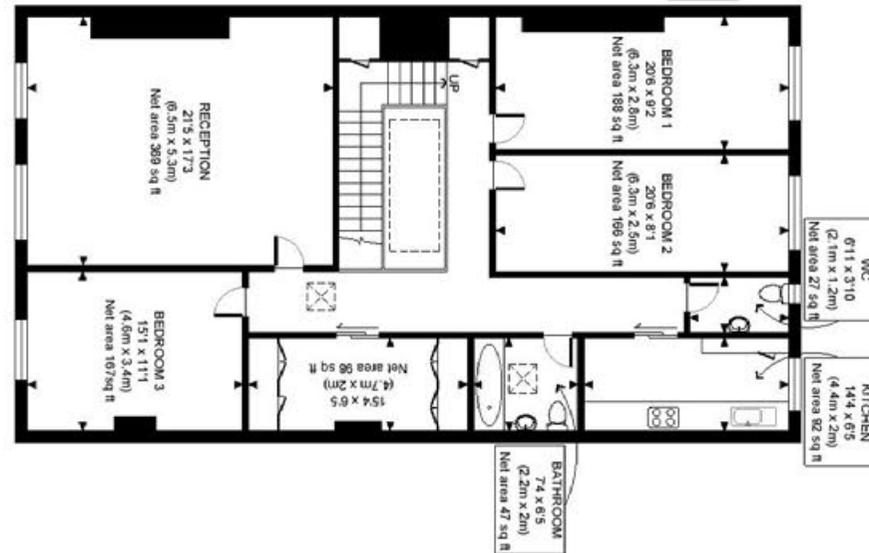
FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR



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## CONTACT

### Jeremy James

33 New Cavendish Street  
Marylebone Village  
London  
W1G 9TS

### Jeremy Cohen

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Tel: +44 (0) 207 486 4111  
Email: [Jeremy@jeremy-james.co.uk](mailto:Jeremy@jeremy-james.co.uk)

### Michael Cohen

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Tel: +44 (0) 207 486 4111  
Email: [Michael@jeremy-james.co.uk](mailto:Michael@jeremy-james.co.uk)

Website

[www.Jeremy-James.co.uk](http://www.Jeremy-James.co.uk)



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