36 York Street, Marylebone, London W1H 1FF

* Reserve below £2,000,000

IN SAME OWNERSHIP SINCE 1953



SITUATION

In this most sought after residential location, just off Gloucester Road and within easy walking distance of Baker Street Underground Station (Bakerloo, Metropolitan, Circle, Jubilee, Hammersmith & City Lines) and the prime West End shopping facilities in Oxford Street.

PROPERTY

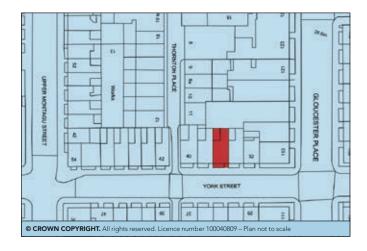
A Period terraced **16 Room House (GIA Approx. 2,948 sq ft)** planned on ground, lower ground (with separate street entrance) and 3 upper floors, registered as an H.M.O. **There are the following communal facilities:**

Lower Ground: Shower/WC
First Floor: Shower/WC
Second Floor: Bath/WC
Third Floor: Bathroom

Plans available from Auctioneers.

VAT is **NOT** payable in respect of this Lot

FREEHOLD



£74,955 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

JOINT AUCTIONEERS
Beckett & Kay LLP – Tel: 020 7439 6667
Ref: P. Beckett, Esq – Email: peterbeckett@beckettandkay.co.uk
VENDOR'S SOLICITORS
Kerman & Co. LLP - Tel: 020 7539 7307
Ref: R. Butler, Esq - Email: roger.butler@kermanco.com

TENANCIES & ACCOMMODATION

Room 3	Room	Lessee	Term	Ann. Rental	Remarks
(Ground Floor) Room 4 (First Floor) Room 5 & 6 (First Floor) Room 5 & 6 (First Floor) Room 7 (Second Floor) Room 8 & 9 (Second Floor) Room 8 & 9 (Second Floor) Room 10 (Holding Over) Room 11 (Third Floor) Room 12 (Third Floor) Room 12 (Third Floor) Room 13 (Room 14 (Third Floor) Room 15 (Room 15 (Room 15 (Room 16 (Room 16 (Room 17 (Room 16 (Room 16 (Room 16) (Room 16 (Room 17 (Room 16) (Room 16 (Room 16) (Room 16 (Room 17 (Room 16) (Room 16 (Room 16 (Room 16) (Room 16 (Room 16 (Room 16) (Room 16 (Room 16) (Room 16 (Room 16 (Room 16) (Room 16 (Room 16) (Room 16 (Room 16 (Room 16) (Room 16) (Room 16) (Room 16 (Room 16) (Room 16) (Room 16) (Room 16 (Room 16)		Individual	AST from 30th July 2001 (Holding Over)	£8,399	possession due to arrears
First Floor From 31st December 2014 From 31st December 2014 From 31st December 2014 From 31st December 2010 F		Individual	AST from 13th April 2012 (Holding Over)	£6,760	
Room 7		Individual	AST for 1 year from 31st December 2014	£5,720	
(Holding Over) (Rocoms 8 & 9 (Second Floor) Rocoms 8 & 9 (Second Floor) Rocoms 10 & 14 (Third Floor) Rocom 11 (Third Floor) Rocom 12 (Individual AST from 15th April 1993 (Holding Over) Rocom 15 (Lower Ground) Rocom 16 (Lower Ground) Rocom 17 (Lower Ground) Rocom 17 (Lower Ground) Rocom 17 (Lower Ground) Rocom 17 (Lower Ground) Rocom 18 (Holding Over) Rocom 19 (Holding Over) Rocom 19 (Holding Over) Rocom 10 (Holding Over) Rocom 11 (Holding Over) Rocom 12 (Holding Over) Rocom 15 (Lower Ground) Rocom 16 (Lower Ground) Rocom 17 (Lower Ground) Rocom 17 (Lower Ground) Rocom 17 (Lower Ground) Rocom 17 (Lower Ground)		Individual		£8,400	
Rooms 10 &14 (Third Floor) Room 11 (Third Floor) Room 12 (Third Floor) Room 12 (Third Floor) Room 15 (Lower Ground) Room 16 (Lower Ground) Room 17 (Lower Ground) Room 17 (Lower Ground) Room 17 (Lower Ground) Room 18 (Holding Over) (Holding Over) (Holding Over) (Holding Over) Room 18 (Lower Ground) Room 19 (Lower Ground) Room 10 (Holding Over) AST from 18th February 2010 (Holding Over) AST from 18th February 2010 (Holding Over)		Individual		£5,400	
Room 11 (Third Floor) Room 12 (Third Floor) Room 12 (Third Floor) Room 15 (Lower Ground) Room 16 (Lower Ground) Room 17 (Lower Ground) Room 18 (Lower Ground) Room 19 (Lower Ground) Room 19 (Lower Ground) Room 19 (Lower Ground) Room 10 (Holding Over) Room 11 (Holding Over) Room 15 (Lower Ground) Room 16 (Lower Ground) Room 17 (Lower Ground)		Individual		£7,800	
Room 12 (Third Floor) Room 12 (Third Floor) Room 15 (Lower Ground) Room 16 (Lower Ground) Room 16 (Lower Ground) Room 17 (Lower Ground) Individual Room 17 (Lower Ground) Room 17 (Lower Ground) Individual AST from 18th February 2010 (Holding Over) AST from 18th February 2010 (Holding Over)		Individual	Regulated	£4,914	EDR 10/1/13
(Third Floor) (Holding Over) (Room 15 (Lower Ground) Room 16 (Lower Ground) Room 16 (Lower Ground) Individual AST from 9th December 2010 (Holding Over) F6,000 Room 17 (Lower Ground) Individual AST from 18th February 2010 (Holding Over) AST from 18th February 2010 (Holding Over)		Individual	Regulated	£5,122	EDR 8/1/13
Room 16 (Lower Ground) Room 17 (Lower Ground) Room 17 (Lower Ground) Room 17 (Lower Ground) Room 18 (Holding Over) AST from 18th February 2010 (Holding Over) £5,400		Individual	AST from 15th April 1993 (Holding Over)	£4,800	
Room 17 (Lower Ground) Room 17 (Lower Ground) AST from 18th February 2010 (Holding Over) £5,400		Individual	AST for 1 year from 3rd September 2014	£6,240	
(Lower Ground) (Holding Over)		Individual		£6,000	
		Individual		£5,400	
			TOTAL	£74,955	

Note 1: All rents (except Rooms 1 & 2) are paid by Direct Debit.

Note 3: An H.M.O. at 44 York Street sold in February 2015 for £2,770,000.

Note 2: The Freeholder pays the Council Tax which, for the current year commencing April 2015 is £1,345.48.