



## SITUATION

Located within this attractive cobbled mews directly off Harley Street and being midway between New Cavendish Street and Queen Anne Street. The various shopping facilities and eateries in Marylebone High Street are within close proximity and Regent's Park is within easy walking distance. Nearest Underground Stations include Bond Street, Baker Street, Oxford Circus and Regent's Park.

**VAT is NOT applicable to this Lot**

## TENANCIES & ACCOMMODATION

| Property                      | Accommodation  | Lessee           | Term  | Ann. Excl. Rental | Remarks  |
|-------------------------------|--|------------------|---|-------------------|----------|
| No. 5<br>(Edged red on photo) | <b>Ground Floor Office</b>   |                  |   |                   |          |
|                               | Office   | Area Approx.     | 465 sq ft                                       |                   |          |
|                               | Store  | Area Approx.     | 25 sq ft  |                   |          |
|                               | Kitchen  | Area Approx.     | 25 sq ft  |                   |          |
|                               | Plus WC  |                  |   |                   |          |
| <b>Total</b>                  | <b>Area Approx.</b>  | <b>515 sq ft</b> |   |                   |          |
| Nos. 3, 4 & 6                 | <b>No 3 - Mews House plus Garage</b><br><b>No. 4 - 1st &amp; 2nd Floor Flat plus Garage</b><br><b>No. 6 - 1st &amp; 2nd Floor Flat plus Garage</b><br>Each Not inspected | Various          | Each 97 years & 8 months from 26th October 1959 | £270 (each £90)   | Each FRI |

**Note 3: The Vendor insures the property. Current sum insured is £1,979,916. Current premium is £3,579.38 p.a. (incl. IPT) of which the majority is received from the residential lessees.**

## PROPERTY

An attractive corner mews building comprising a **Self-Contained Ground Floor Office with its own street entrance (B1(a) Use – see Note 1)** which has full fibre broadband installed together with a **Mews House, 2 Self-Contained Flats and 3 Garages.**

## TENURE

**Leasehold** - The entire property is held on a full repairing and insuring lease for a term of 99 years from 6th July 1958 (**thus having approx. 38 years unexpired**) at a current ground rent of £8,600 p.a. In June 2020 and every 5 years thereafter the ground rent is reviewed to 33% of the full rental value of the ground floor office (No. 5 Harley Place).

## VACANT

**Note 1: The B1(a) Use enables a wide variety of office uses with the exception of certain uses as listed in the Deed of Variation dated 27th November 2018 in the legal pack.**

**Note 2: There may be potential to widen the User Clause to include Medical Use, subject to obtaining the necessary consents.**

**Note 4: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**

## Vacant 515 sq ft West End Office

The Surveyors dealing with this property are **Steven Grossman** and **Zac Morrow**

### Joint Auctioneers

Levinson & Co, 9 Bentinck Street, London W1U 2EL  
Tel: 020 7486 3675 Ref: Andrew Levinson  
Email: graham.levins@btconnect.com

### Vendor's Solicitors

Fishman Brand Stone  
Tel: 020 7935 2408 Ref: Robert Stone  
Email: rgs@fishmanbrandstone.com

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**