

**Alexander
Reece
Thomson**

**PRIME MARYLEBONE MEDICAL HOUSE
LONG LEASEHOLD INTEREST FOR SALE
TO SUIT OCCUPIERS AND INVESTORS**



**Medical Space over Lower Ground, Ground and First Floors
22 Upper Wimpole Street, London, W1G 6NB
Approx. Floor Area: 3,568 sq ft (331.55 sq m) NIA**

Approximate Floor Areas (NIA)

Basement	134.25 sq m	1,445 sq ft
Basement Vaults	21.46 sq m	231 sq ft
Ground	114.12 sq m	1,228 sq ft
First Floor	61.72 sq m	664 sq ft
TOTAL	331.55 sq m	3,568 sq ft

Floor Plans (not to scale)



LEASE

The property is held under the terms of a long lease expiring 16 June 2079 (approximately 57 years remaining) at a current rent of only £192,500 p.a., (£53.95 per sq ft) payable quarterly in advance.

The lease provides for rent reviews every 10th year of the term with the next rent review not due until March 2030.

BUSINESS RATES - To be re-assessed

EPC – TBC

VAT – The property is not elected for VAT

OPPORTUNITY

We are instructed to invite offers for the benefit of this valuable long leasehold interest with a rent payable which is considerably below market rent.

The lease can be purchased subject to a leaseback to the vendor for up to three years on terms to be agreed, or subject to the existing subtenancies, a schedule of which can be provided to interested parties.

VIEWING

To view or for further information please contact the sole agents, Alexander Reece Thomson LLP:

Seb Norman sebnorman@artsurveyors.co.uk
07970 273 545

James Lightstone jameslightstone@artsurveyors.co.uk
07946 846 745

SUBJECT TO CONTRACT

LOCATION

Situated on Upper Wimpole Street, between Weymouth Street and Devonshire Street, this medical building is located within the heart of London's Medical District. The property is within easy walking distance of numerous Underground Stations and benefits from 'Pay by Phone' parking directly outside the building.

DESCRIPTION

The available medical space, over lower ground to first floors, comprises a range of consulting, treatment and ancillary rooms in a well maintained medical building. The second to fourth floors comprise residential flats which have been sold off on long leases.

The building is currently configured to provide a manned reception and waiting room on the ground floor with an additional waiting area in the lower ground floor.

AMENITIES

A wide range of consulting, treatment and ancillary rooms, a manned reception, shared waiting room, further waiting areas throughout the building.

