

## SECOND FLOOR MEDICAL SUITE OF THREE ROOMS (& RESIDE AND PRACTICE MAISONNETTE\*) TO LET

\*(SUBJECT TO SEPARATE NEGOTIATION)

**Alexander  
Reece  
Thomson**  
CHARTERED SURVEYORS

**15 Harley Street, W1G 9QQ**

**Second Floor Suite:  
66.19 sq. m. (712 sq. ft.) approx.**

### Location

Situated on the renowned Harley Street, the subject premises are prominently located within the heart of London's Medical District. Regents Park, Bond Street and Oxford Circus underground stations are located nearby providing access to numerous lines. In addition, bus routes passing along Oxford Street also serve the property.

### Description

The accommodation is arranged over the entire second floor of an attractive period building which benefits from lift access to the second floor and well-presented common parts.

The suite comprises three well-proportioned rooms and a private WC. The premises will be redecorated to an agreed specification subject to vacant possession. The third and fourth floor maisonette (there is lift access to the third floor) is also available and can be let (via separate negotiation) with a reside and practice licence effectively enabling it to be used for consulting.

### Amenities

- Lift access to directly outside suite;
- Well presented common parts;
- Shared waiting area;
- Demised WC;
- Wood flooring;
- Central heating;
- Good natural light;
- Attractive period features;
- 2 Medical Licences;
- Entire suite to be redecorated.

### Lease Terms

New lease available from the landlord.

### Legal Costs

Each party to be responsible for their own legal costs throughout.



### Rent

£65,000 per annum exclusive.

### Business Rates

£18,535 payable for the current year (approx.).

### Service Charge

£12,000 payable for the current year (estimated).

### Viewing

For further information or to arrange an appointment to view, please call the agents:

### SUBJECT TO CONTRACT

Contact: Sebastian Norman  
Email: [sebnorman@artsurveyors.co.uk](mailto:sebnorman@artsurveyors.co.uk)  
Direct Tel: 020 7034 3395

Contact: Oliver Hayes  
Email: [oliverhayes@artsurveyors.co.uk](mailto:oliverhayes@artsurveyors.co.uk)  
Direct Tel: 020 7034 3390



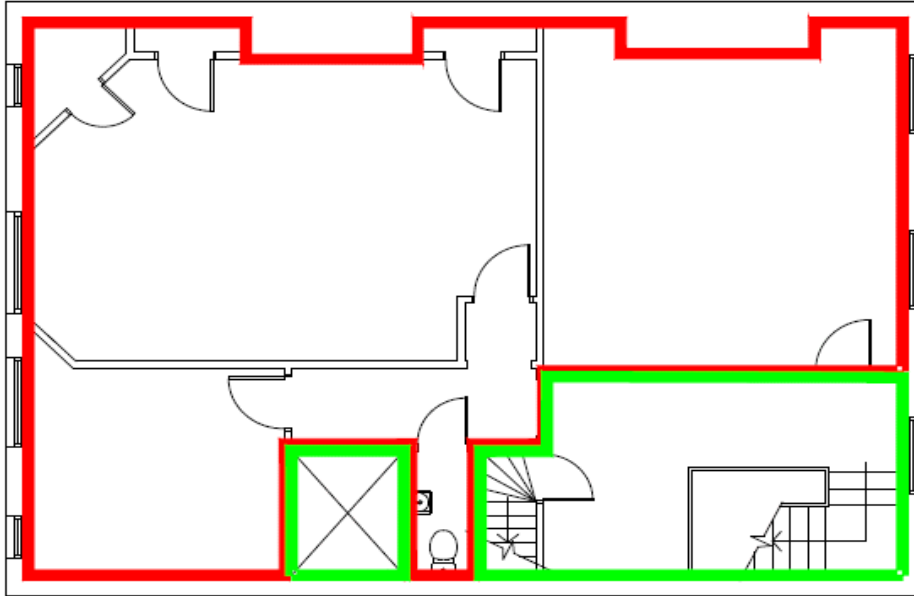
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Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

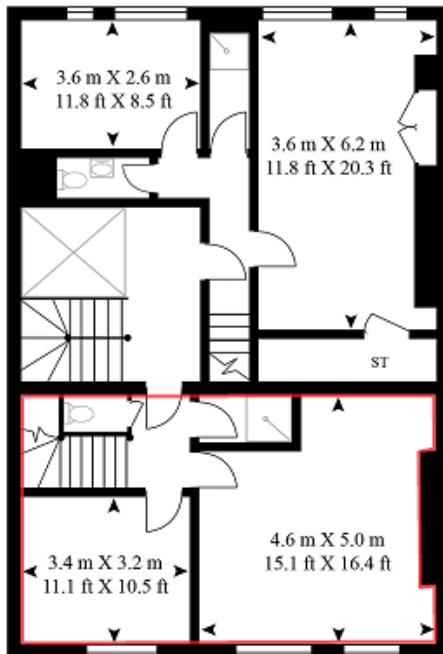
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**Floor Plans:**

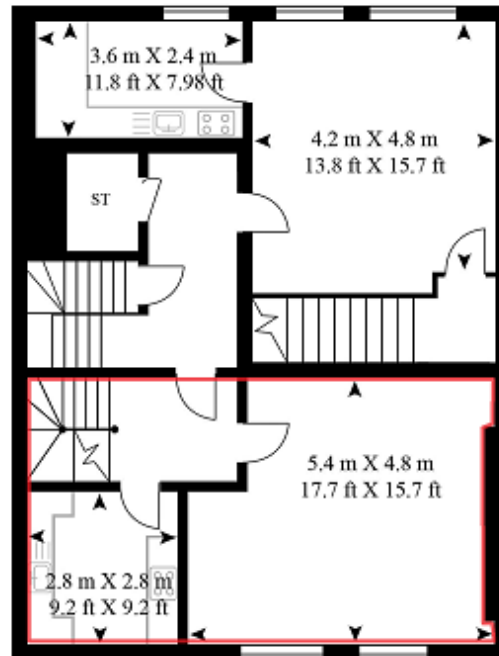
**Second Floor Medical Suite:**



**Reside and Practice Maisonette:**



**Third Floor**



**Fourth Floor**

The above floor plans are not to scale and any measurements stated are approximate.



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