

**Lot 13, 42 Wimpole Street, Marylebone, London,
W1G 8YH**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

Prime Marylebone Medical Premises

- Prime Marylebone Location
- Grade II listed medical premises
- Total Floor Area approx. 223.99 sq m (2,411 sq ft)
- May be suitable for alternative uses (subject to consents)
- World renowned medical location less than 100 metres from Harley Street
- Of interest to owner occupiers and investors
-

Lot

13

Auction

10th July 2025

Vacant Possession

Status

Available

Sector

Healthcare, Medical
Centre/Doctors

Auction Venue

Live Streamed Auction

Location

Miles

350 metres south of Regents Park, 700 metres north west of Oxford Circus

Roads

A501, A40

Rail

Oxford Circus, Bond Street, Great Portland Street, Regents Park, Baker Street Underground Stations

Air

London Heathrow Airport

Situation

The property is situated on the east side of Wimpole Street, close to its junction with Weymouth Street in the heart of Marylebone, less than 100 metres from Harley Street and 200 metres from Marylebone High Street. The immediate locality is world renowned for the medical industry as well as office and super prime residential.

Tenure

Long Leasehold. Held for a term of 125 years from 29/09/1985 at a fixed rent of £760 per annum.

Description

The property comprises part of a highly attractive Grade II listed Georgian building arranged over ground, first and part second floors and benefits from being self contained with a prestigious off street entrance and a rear courtyard. The property currently has a medical use although may be suitable for alternative uses subject to obtaining the necessary consents.

Whilst not included within the sale, the remainder of the second and the entire third floor is residential and the lower ground floor is commercial. These areas are separately accessed and self contained.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx sq ft	Possession
Ground First Part Second	Medical Medical Medical	97.92 104.42 21.65	(1,054) (1,124) (233)	VACANT
Total		223.99	(2,411)	

NB. The property was previously let until 18/01/2024 at a rent of £200,000 pa.

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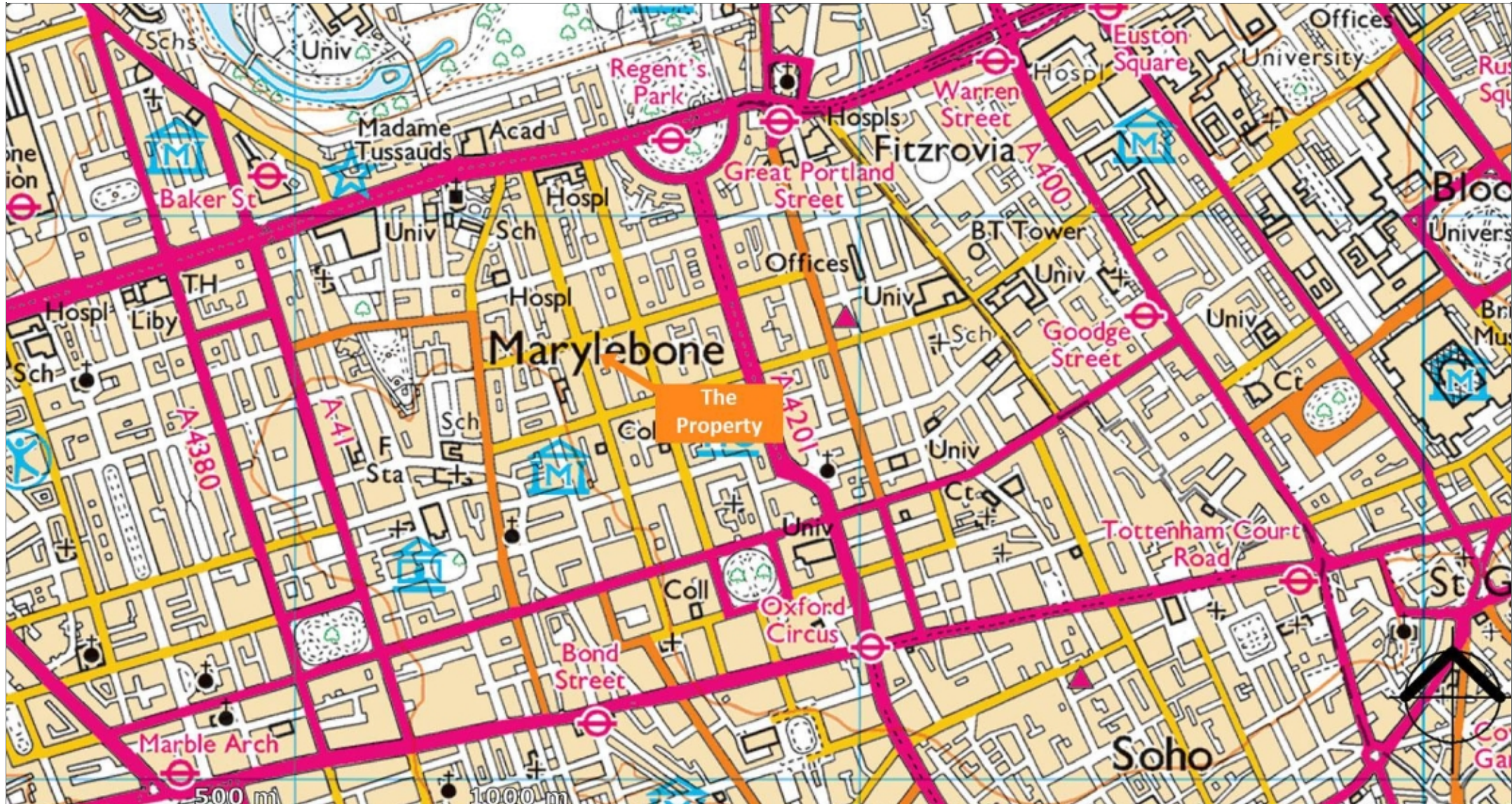
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2024