

lot 25

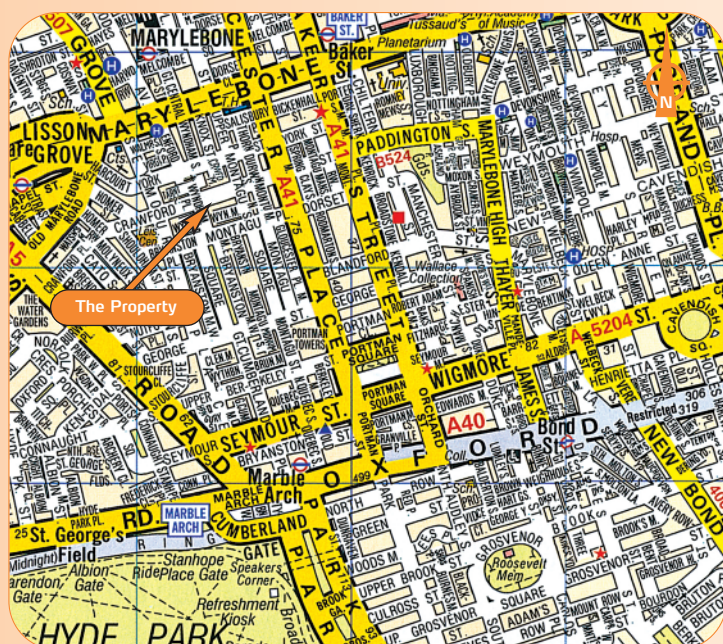
98 Crawford Street Marylebone, City of Westminster, London W1H 2HL

Rent
£30,000
per annum
exclusive

Virtual Freehold Retail/Medical
Premises Investment

- Let to Charterhouse Clinics Limited until 2037 (No breaks)
- Valuable Rent Review in 2018
- Highly affluent and fashionable central London location
- Nearby occupiers include Majestic Wine, The Crawford Street Surgery and Crawford Street Opticians





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Location

Miles: 0.5 miles south of Regent's Park
0.6 miles north of Hyde Park
0.7 miles east of Paddington Station
Roads: A5, A40, A501 (Inner Ring Road)
Rail: Marylebone Rail Station (Bakerloo Line), Marble Arch (Central Line)
Baker Street (Bakerloo, Circle, Metropolitan, Jubilee and Hammersmith & City Lines)
Air: London City Airport, London Heathrow Airport, London Gatwick

Situation

Marylebone is a highly affluent and fashionable district of Central London located immediately north of Mayfair, east of Bayswater and south of Regent's Park. Marylebone benefits from excellent communications, being bound by Oxford Street, London's premier retailing street, to the south, Marylebone Road (A40 and London's Inner Ring Road) to the north and the very busy Edgware Road (A5) to the west. The property is situated on the south side of Crawford Street between Wyndham Place and Upper Montague Street.

Description

The property comprises medical centre consulting rooms on the ground and lower ground floor. The property benefits from planning use A1, Retail and D1/D2 Non Residential Institutions and Assembly and Leisure. The property forms part of a larger building.

Tenure

Virtual Freehold. Held for a term of 999 years from October 2014 at a fixed rent of £100 per annum.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Treatment Rooms	75.71 sq m	(815 sq ft)	CHARTERHOUSE CLINICS LIMITED (1)	24 years from 09/01/2013 until 08/01/2037 on a full repairing and insuring lease (1)	£30,000	09/01/2018 and 5 yearly
Lower Ground	Office/Ancillary	65.49 sq m	(705 sq ft)				
Totals		141.20 sq m	(1,520 sq ft)			£30,000	

(1) The Seller is holding a rent deposit of £18,000.

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

DENTONS

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