

CONSULTING ROOM & STORAGE AREA FOR SALE

**Alexander
Reece
Thomson**
CHARTERED SURVEYORS

121 Harley Street, London, W1G 6AX

16.44 sq. m. (177 sq. ft.) approx.

Location

Situated on the western side of the road, near the junction with Devonshire Street, 121 Harley Street is located within the heart of London's Medical District.

Regents Park, Great Portland Street, Baker Street, Bond Street and Oxford Circus underground stations are located nearby providing access to numerous lines. In addition, several bus routes are available a short walk to the north on Marylebone Road, and pay by phone parking is available outside the property.

Description

The consulting room & ancillary storage area is situated on the mezzanine level between the first and second floors of this prime and well presented Harley Street building.

The room has been refurbished recently to include a modern vanity unit with sink, air conditioning (untested), central heating, spot lighting, a wipe clean laminate floor, intercom (untested), and shared use of the building's waiting room.

Five medical licences for 'Approved Practitioners' are available at no extra cost.

Amenities

- Room recently refurbished;
- Air conditioning and central heating;
- Lift access to first floor;
- Good natural light;
- 5 x Medical Licences;
- Shared waiting room;
- Separate storage / ancillary area;
- Well presented common parts.

Sale Terms

New long leasehold interest available for a term expiring 22 September 2065 (approx. 42 years) at a guide price of £295,000.

Ground Rent: £1,500 p.a. (subject to review).

Current Annual Service Charge Budget: £5,788.



Business Rates

Rates Payable: £3,368.25 for the current year (approx.)

VAT

The property is not elected for VAT so VAT is not payable on the sale price, ground rent, or service charge.

EPC D(92)

Legal Costs

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

Viewing

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

Contact: Sebastian Norman

Email: sebnorman@artsurveyors.co.uk

Mob: 07970 273 545



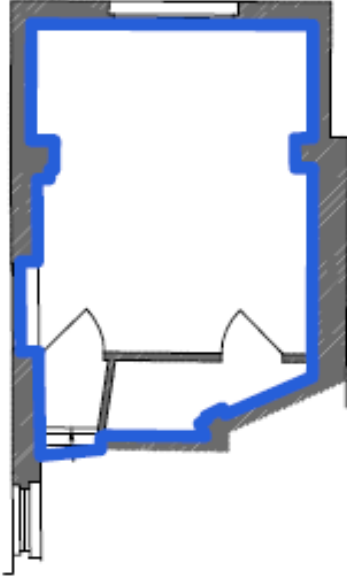
Regulated by RICS

SUBJECT TO CONTRACT

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 Plan (not to scale)
Mezzanine Floor



Additional Photos

