

19 SEYMOUR MEWS

Marylebone



LDG



19 Seymour Mews





DESCRIPTION

Suitable for owner occupiers and investors.

A rare and unique opportunity to purchase a long leasehold in the heart of Marylebone Village which provides a self-contained ground floor and first floor commercial unit suitable for a variety of uses. The layout provides open plan working areas in addition to rooms suitable for offices and meeting rooms. Access an outside area is also available (outside title demise).

HIGHLIGHTS

- Unique Marylebone Purchasing Opportunity
- Self-contained Mews Building
- Quiet Cobbled Location
- Potential To Add An Extension
- Fitted With A Meeting Room
- High Pitched Ceiling With Exposed Beams
- Kitchen
- Cloakrooms

EXTENSION OPPORTUNITY

The headlease allows for a potential extension 4 metre above the current height of the building, subject to the Freeholder's consent. This would also be subject to planning, heritage and other necessary consents.

AREA

GIA - 888 SQ.FT.

NIA - 763 SQ.FT.

GUIDE PRICE

£975,000 - subject to contract

TENURE

A long leasehold interest expiring 24 March 2126 with a base ground rent of £1,000.00 per annum (doubling every 25 years) and when owner occupied 10% of the market rent, subject to 5 yearly rent reviews, or if let 10% of rents received, payable quarterly in arrears.

RENTAL

Consideration will also be given to renting the premises at a quoting rent of £39,500 per annum exclusive, for a term to be agreed.

BUSINESS RATES

Rates Valuation - £33,250

Rates Payable - £16,591.75 per annum.

USE

Offices - suitable for other uses subject to consent.

VAT

The property is elected for VAT.

COMMUTE

Bond Street - 8 mins

Marble Arch - 10 mins

Baker Street - 13 mins

PARKING

Citipark - Portman Square - 3 mins.

FOODIE HOTSPOTS

- Hoppers - Lina Stores

- Pachamama - The Ivy Cafe

LIQUID LUNCH

- All Bar One - The Duchess

- The Grazing Goat - The Three Tuns

A STRETCH AWAY

- Kobox - Fitness First

- Third Space - Psyche

FURTHER INFORMATION

EPC, headlease & other reports are available upon request.

VIEWING

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.



Schedule of Accommodation

	Demise	sq ft
	Ground	444
	1st	444
	Total	888

Ready to talk?



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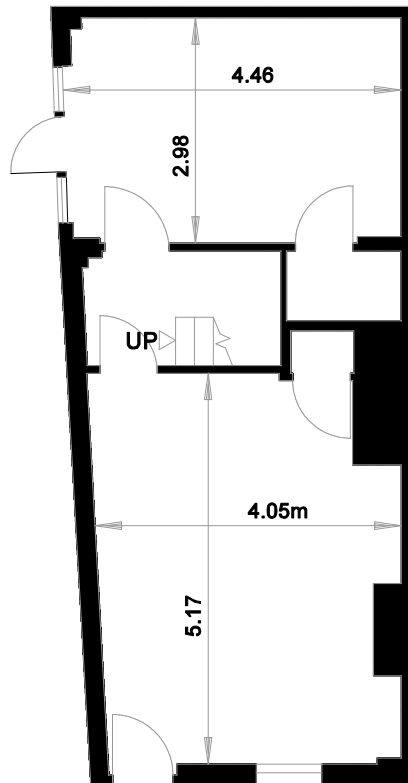
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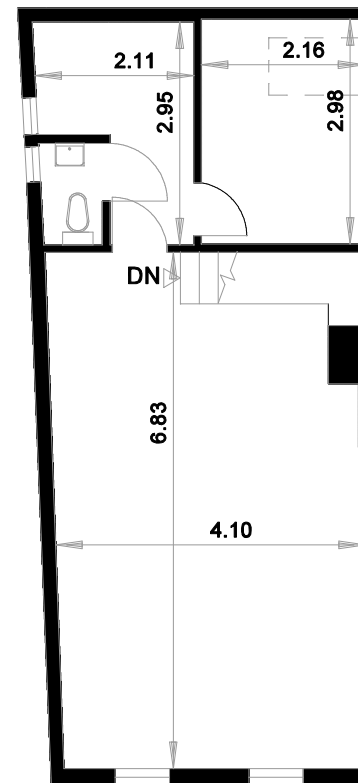
19 SEYMOUR MEWS
LONDON W1H
Scale 1:100
A4 PAPER SIZE

Gross Internal Area = 82.5 sq. metres
888 sq. feet



GROUND FLOOR

Net Internal Area = 35 sq. metres
377 sq. feet



FIRST FLOOR

Net Internal Area = 35.8 sq. metres
386 sq. feet