

8-9 IVOR PLACE

MARYLEBONE, LONDON NW1

MIXED USE FREEHOLD
INVESTMENT
FOR SALE
SUITABLE FOR OWNER
OCCUPIERS &/OR
INVESTORS

RIB

ROBERT IRVING BURNS





LOCATION

The property is located in Marylebone (NW1 London) and within a few minutes walk of Marylebone (mainline) and Baker Street Underground Stations. There are a number of shops, bars and restaurants situated very close by, as is Regents Park.



Marylebone Theatre



Marylebone Station



Baker Street Station



Regent's Park

DESCRIPTION

Comprises a terraced building with self-contained Class E accommodation on the Ground Floor and two residential apartments on the upper floors accessed via a separate entrance. The commercial space comprises a modern self-contained premises currently occupied by a specialist clinic.

The upper parts form 2 x 2 bedroom flats with the first floor flat benefitting from a terrace area at the rear of the building.

Please click links below to view the **virtual tours**.

[!\[\]\(c3d993ca47bfe2a953c700506ce31fa0_img.jpg\) Commercial](#) [!\[\]\(c468cde8f04e2e2a6ba3c2a373e05c45_img.jpg\) Flat 1](#) [!\[\]\(bb556800b100164a948e6987b050d670_img.jpg\) Flat 2](#)



TENANCY SCHEDULE & FLOOR AREA

FLOOR	USE	TENANT	LEASE START	LEASE EXPIRY (Break Clause)	RENT £PA	ACCOMMODATION	
						SQFT NIA	SQM NIA
Ground	Commercial	Oaktree Sciences Limited	26th August 2021	26th August 2031 (26th August 2026)	£53,000	965	89.65
First	Residential (2 Bed)	Vacant	N/A	N/A	N/A	786 (plus 120 sqft rear terrace)	73.02 (plus 11.19 sqm rear terrace)
Second	Residential (2 Bed)	AST	5th September 2022	5th September 2024	£42,600	646	60.02
TOTAL					£95,600	2,397 (plus 120 sqft terrace)	222.69 (plus 11.19 sqm terrace)

TENANCY INFORMATION

Oaktree Sciences Limited t/a Clarewell Clinics are an award winning and highly rated specialist clinic dedicated to reproductive healthcare.

Further information can be found on their website - <https://clarewellclinics.co.uk/>



TENURE

Freehold.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

Available on request.

PRICE

£2,500,000 (Two Million Five Hundred Thousand Pounds),
Subject to Contract.

VAT

The property is elected for VAT.

CONTACT INFORMATION

For further information, please contact Joint Sole Agents,
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