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THE HARCOURT

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32 HARCOURT STREET, LONDON, W1H 4HX

PRIME FREEHOLD PUBLIC HOUSE IN THE HEART OF
MARYLEBONE FOR SALE WITH VACANT POSSESSION

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THE HARCOURT IS A SUBSTANTIAL FREEHOLD PUBLIC HOUSE IN THE HEART OF MARYLEBONE WHICH HAS EXCELLENT EVENT SPACES AND EXTENSIVE UPPER FLOOR ACCOMMODATION. OFFERS IN EXCESS OF £2.25 MILLION ARE INVITED FOR THE BENEFIT OF THE FREEHOLD INTEREST.

HIGHLIGHTS INCLUDE



Prime Marylebone location



Close proximity to Marylebone and Edgware Road Stations



Extremely strong underlying residential property values foot



Character building



Bar area providing circa 46 covers



Restaurant area to the rear providing circa 60 covers



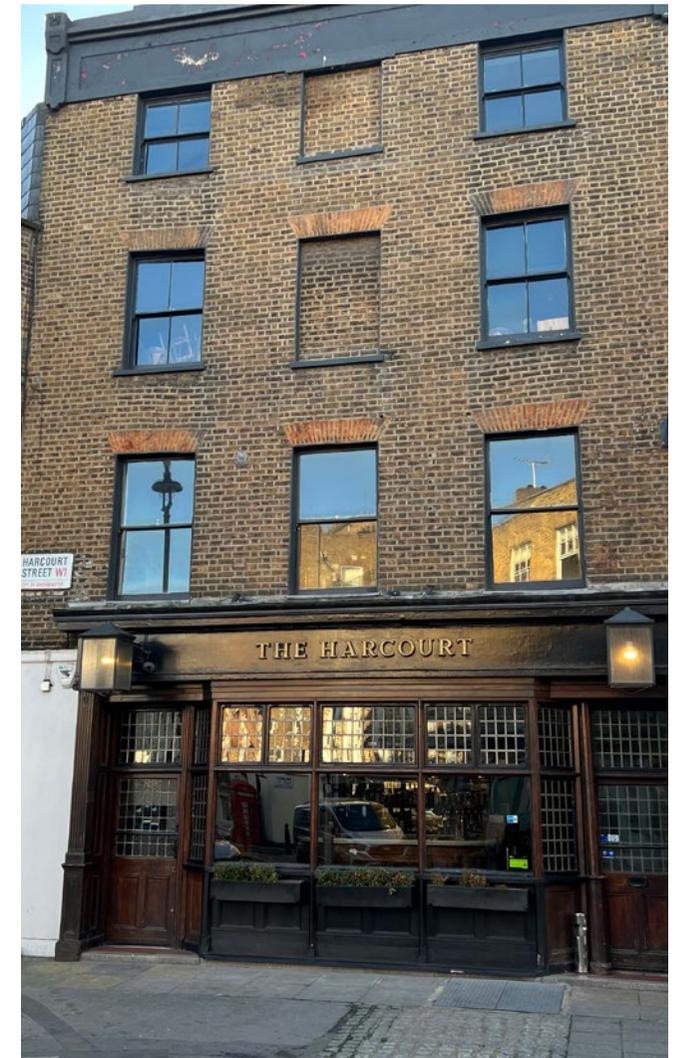
Two private dining rooms on the upper floors



Gross internal area of approximately 394.3 sq m (4,244 sq ft)



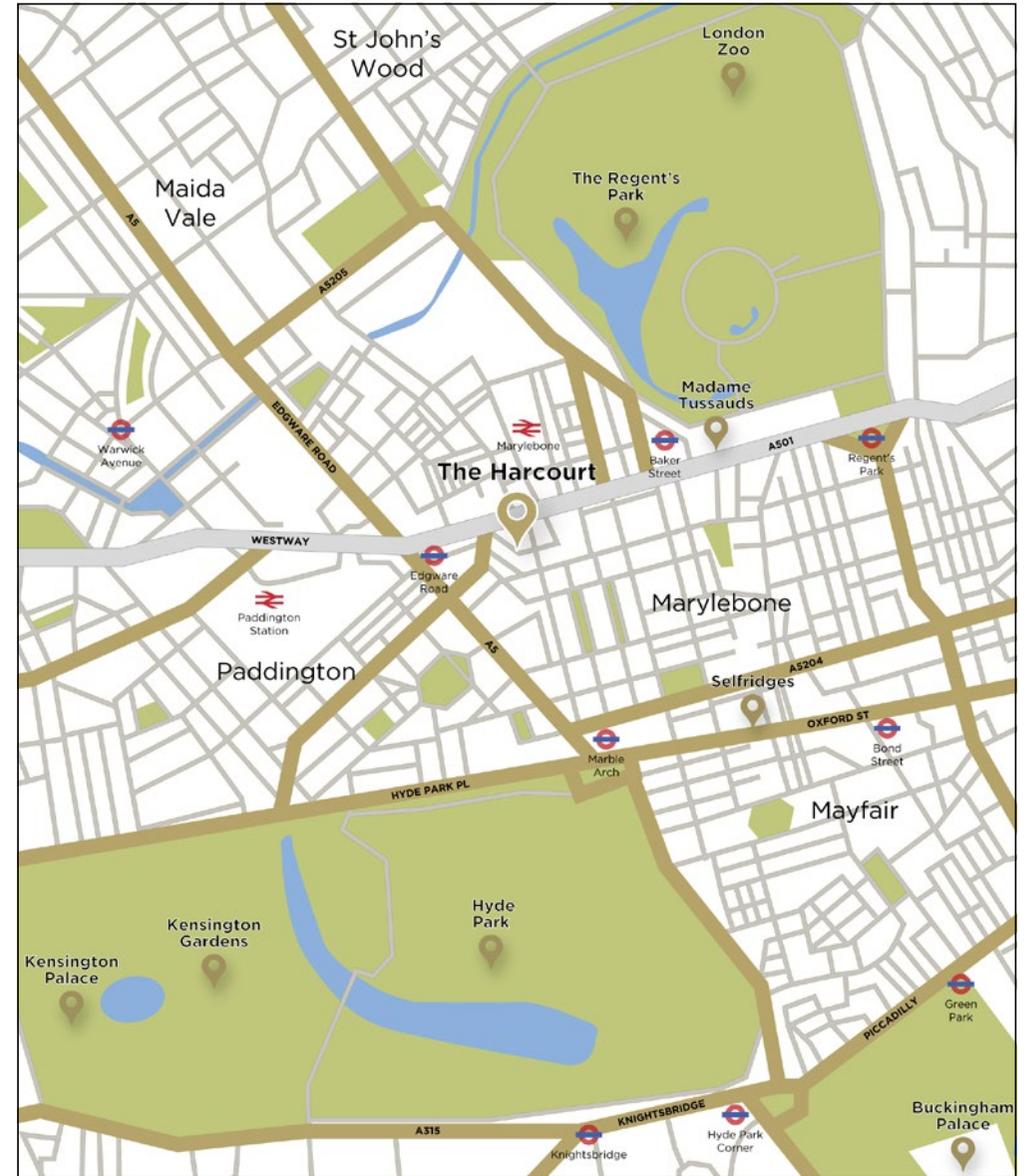
External seating to the front of the property by way of a pavement licence



LOCATION

Located in the heart of Marylebone fronting Harcourt Street at the junction with York Street.

The Harcourt occupies a prominent position a short distance from Paddington Basin, Little Venice and Regents Park with nearby occupiers including Grosvenor Casino and The Landmark London Hotel. The property is a short distance from Edgware Road underground station.



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DESCRIPTION

The property comprises an attractive Grade II Listed terraced building arranged over ground, basement and three upper floors.

ACCOMMODATION

Ground – Customer trading area with central bar servery and seating on a variety of loose tables, chairs and fixed bench seating for 46 customers. Additional trading area to the rear known as the Garden Room with separate bar servery which can seat up to 60 customers.

Basement – Trade kitchen, customer toilets, cellar and stores.

First – Function room called the White Room with seating on loose tables and chairs with a capacity for 40 seated customers. Customer toilet and store to the rear.

Second – Additional private dining room called the Black Room (8 covers) in addition to a storage room and office.

Third – Three additional storage rooms plus a bathroom.

External – Customer seating to the front of the property held by way of a pavement licence.

APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal areas:

| Floor | Sq M | Sq Ft |
|--------------|--------------|--------------|
| Ground | 152.4 | 1,641 |
| Basement | 90.7 | 976 |
| First | 48.5 | 522 |
| Second | 50.7 | 546 |
| Third | 52.0 | 559 |
| Total | 394.3 | 4,244 |



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PLANNING

The property is Grade II Listed and situated within the Portman Estate Conversation Area.

EPC

E-108

LICENSING

The property benefits from a premises licence permitting the sale of alcohol from 10:00 to 23:30 Monday to Thursday, 10:00 to 00:00 Friday to Saturday and 12:00 to 22:30 on Sunday.

RATING

2023 Rateable Value - £60,000

TENURE

Freehold.

TERMS & VIEWING

Offers in excess of £2.25 million, plus VAT, are invited for the benefit of our clients freehold interest. The premises are currently closed and will therefore be offered with vacant possession.

Please note that all viewings must be arranged by prior appointment.

If you require any further information then please do not hesitate to contact;

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