

# 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

|  |               |              |
|--|---------------|--------------|
|  | <b>Demise</b> | <b>sq ft</b> |
|  | <b>Ground</b> | <b>444</b>   |
|  | <b>1st</b>    | <b>444</b>   |
|  | <b>Total</b>  | <b>888</b>   |

Ready to talk?



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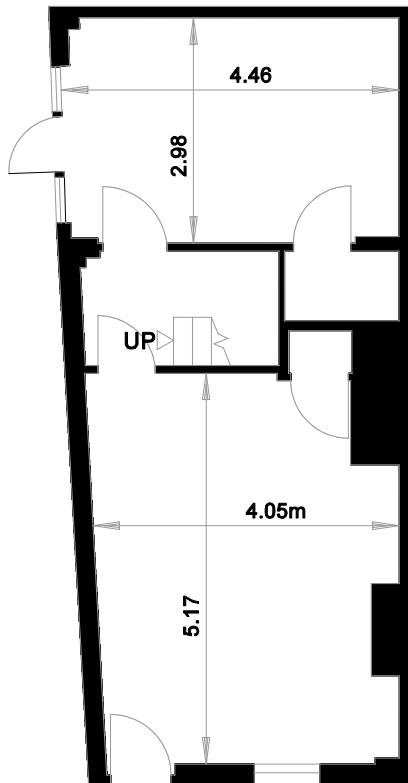
DD: 020 4513 6756  
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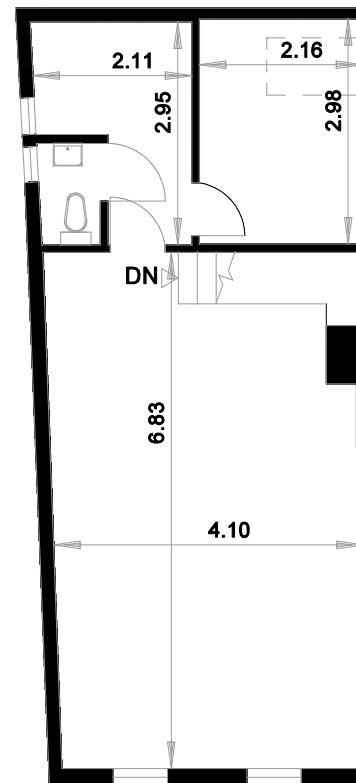
**19 SEYMOUR MEWS**  
**LONDON W1H**  
Scale 1:100  
A4 PAPER SIZE

**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**