



JEREMY JAMES

HARLEY STREET, LONDON W1G 7HN.



**PRICE**  
£6,500,000

**TENURE**  
Leasehold

33 New Cavendish Street  
London,  
W1G 9TS

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## DESCRIPTION

No. 82 Harley Street is located in the heart of the Medical District on the east side of Harley Street, close to the junction with Weymouth street.

This attractive Period Building comprises of six floors, having a gross internal area of approximately 8,768 sq.ft. (814.6 sq.m.). The ground, first and second floors are currently used for medical purposes. The lower ground floor has residential use. The third and fourth floor underlease has been sold some years ago. Details of existing tenancies can be found on the accompanying schedule.

The building is conveniently located to local public transport links including Oxford Circus, Bond Street and Baker Street underground stations. Easy access to the M40 / A40, and Heathrow Airport.

The open spaces of Regent's Park are also nearby, as are an abundance of shops and restaurants on the fashionable Marylebone High Street.

Download: [Schedule of Tenancies](#)

## AMENITIES

Grade II Listed Building for Sale

In the heart of the Medical District"

Original features

Passenger Lift

Possession with the benefit of existing tenancies

Long lease (virtual freehold)

Eight Medical Licences"

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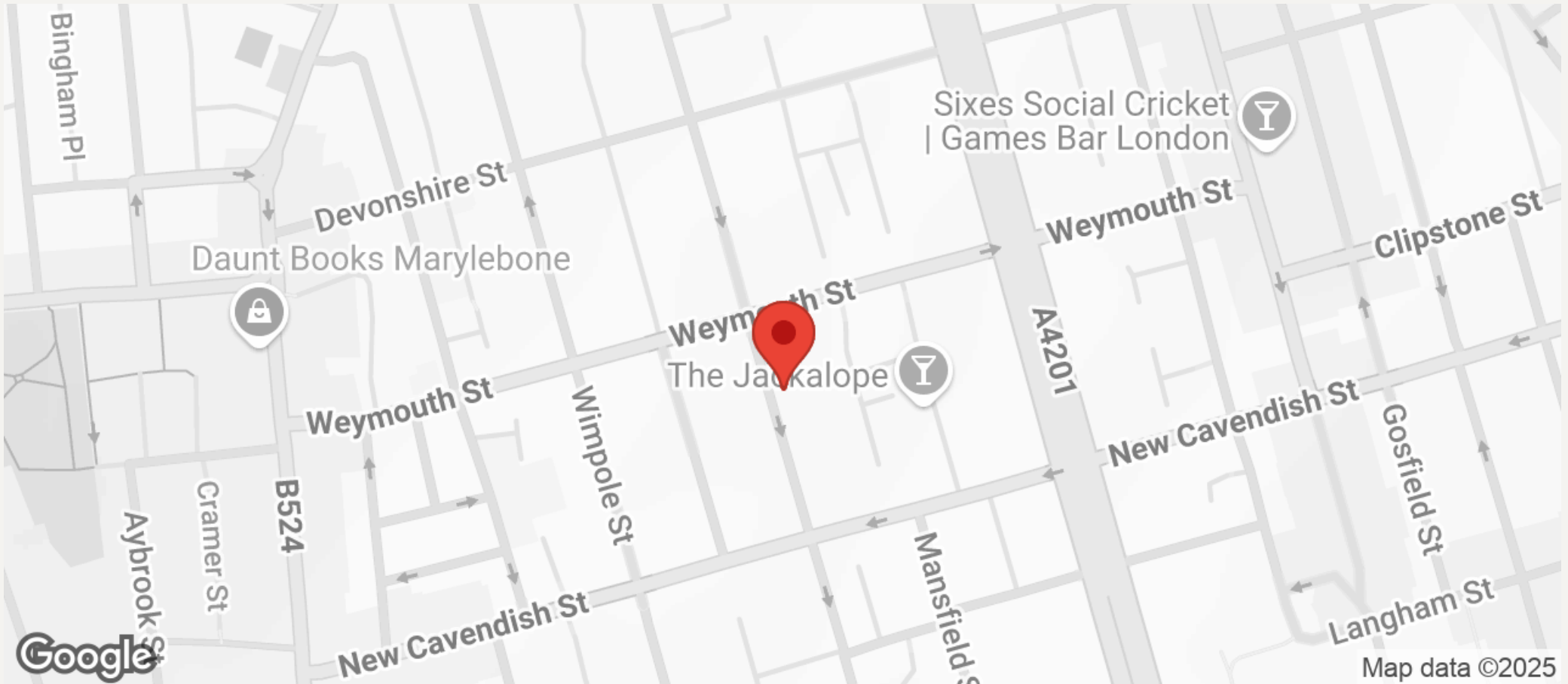
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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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