



**JEREMY JAMES**

**UPPER WIMPOLE STREET, MARYLEBONE VILLAGE, W1**



**PRICE**  
£6,500,000

**TENURE**  
Freehold

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### DESCRIPTION

This building is located on the west side of Upper Wimpole Street, in the heart of Marylebone Village. The garage is situated in and accessed from Dunstable Mews to the rear of the building.

Schedule of tenancies:-

Garage – Vacant possession.

Basement – Vacant possession of two flats and access to vaults

Ground Floor – Vacant possession as of September 2008

First Floor – Let for a term of 7 years from 2007 at £30,000 pa

Second Floor – Let on AST from 12-09-2007 to 11-09-2008  
£450.00 pw (£23,400 pa)

Third Floor – Let on AST from 21-02-2008 to 20-02-2009  
£422.00 pw (£21,944 pa)

### AMENITIES

#### DEVELOPMENT OPPORTUNITY

Some existing tenancies within the building

A grand house with garage

Potential to add another floor



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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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