



# JEREMY JAMES

## MARYLEBONE LANE, LONDON W1



**PRICE**  
£5,999,950

**TENURE**  
Leasehold



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### DESCRIPTION

The accommodation comprises;

Ground and basement – Retail unit

Producing an annual rent of £49,500 per annum.

Flat 1 – Two bedroom (First Floor)

Producing an annual rent £525.00 per week (£27,300.00) per annum

Flat 2 – Two bedroom (Second Floor)

Producing an annual rent of £625.00 per week (£32,500.00) per annum

Flat 3 – Two bedroom and patio (Third & Fourth Floors)

Producing an annual rent of £770.00 per week (£40,040.00) per annum

Lease details;

Ground and Basement – Lease is for a term of sixteen years from March 2001 subject to reviews every four years.

Flat 1 – For a term of 18 months from 31st July 2013

Flat 2 – From 14th May 2013 to 13th November 2013

Flat 3 – From 2nd April 2013 to 1st April 2015

### AMENITIES

Whole building for sale

In the heart of Marylebone Village

Benefit of existing tenants

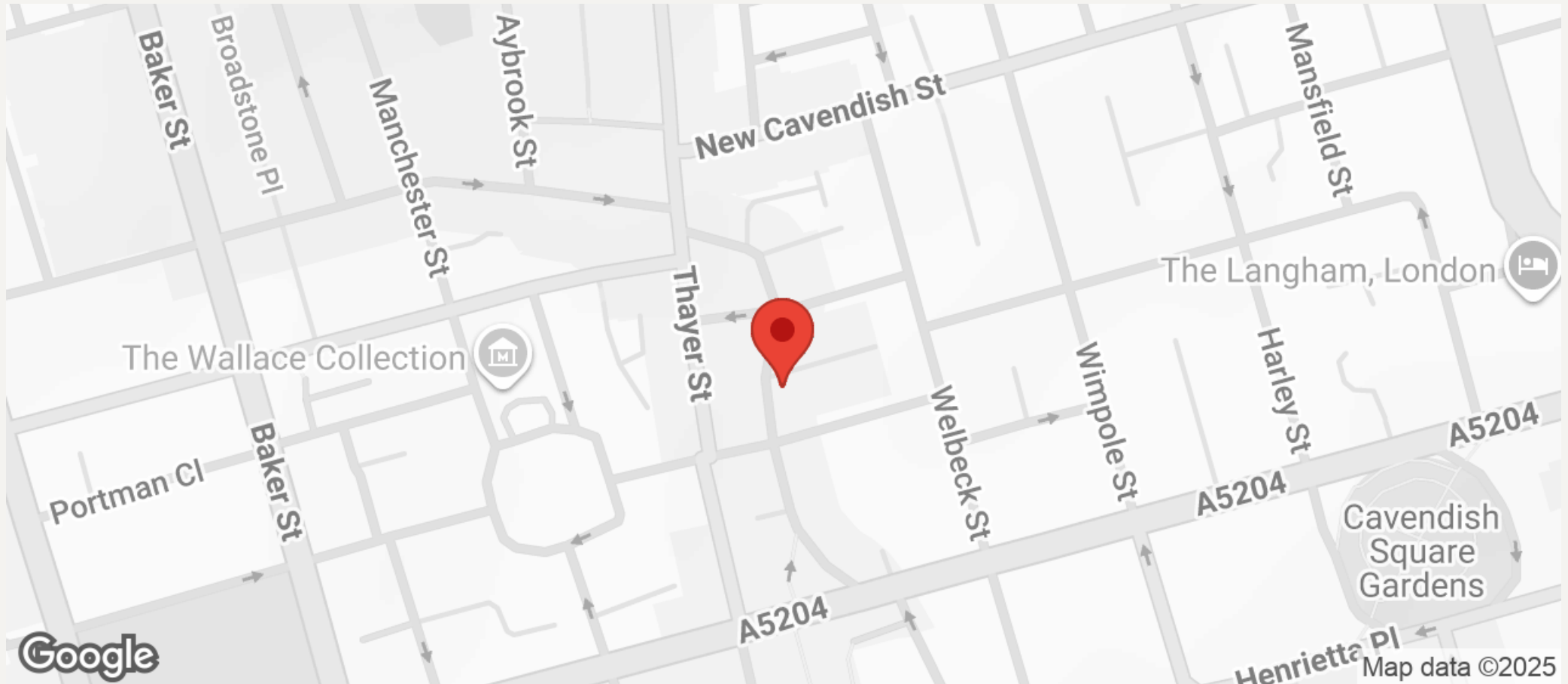
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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or 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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