



JEREMY JAMES

DEVONSHIRE PLACE, LONDON W1G 6HP.



PRICE

£2,250,000

TENURE

Leasehold

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London,  
W1G 9TS

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### DESCRIPTION

Opportunity to acquire the Ground Floor of this elegant Grade II Listed Building. The accommodation extends to approximately 1,140 sq.ft, comprising of three rooms plus bathroom.

The house is situated on the east side of Devonshire Place, close to the junction with Devonshire Street, in the heart of the Medical District.

The suite is currently let to a medical tenant (to expire September 2016), achieving a rental income of £83,200.00 per annum exclusive.

### AMENITIES

Ground Floor Medical Suite to acquire

High specification finishes and fittings

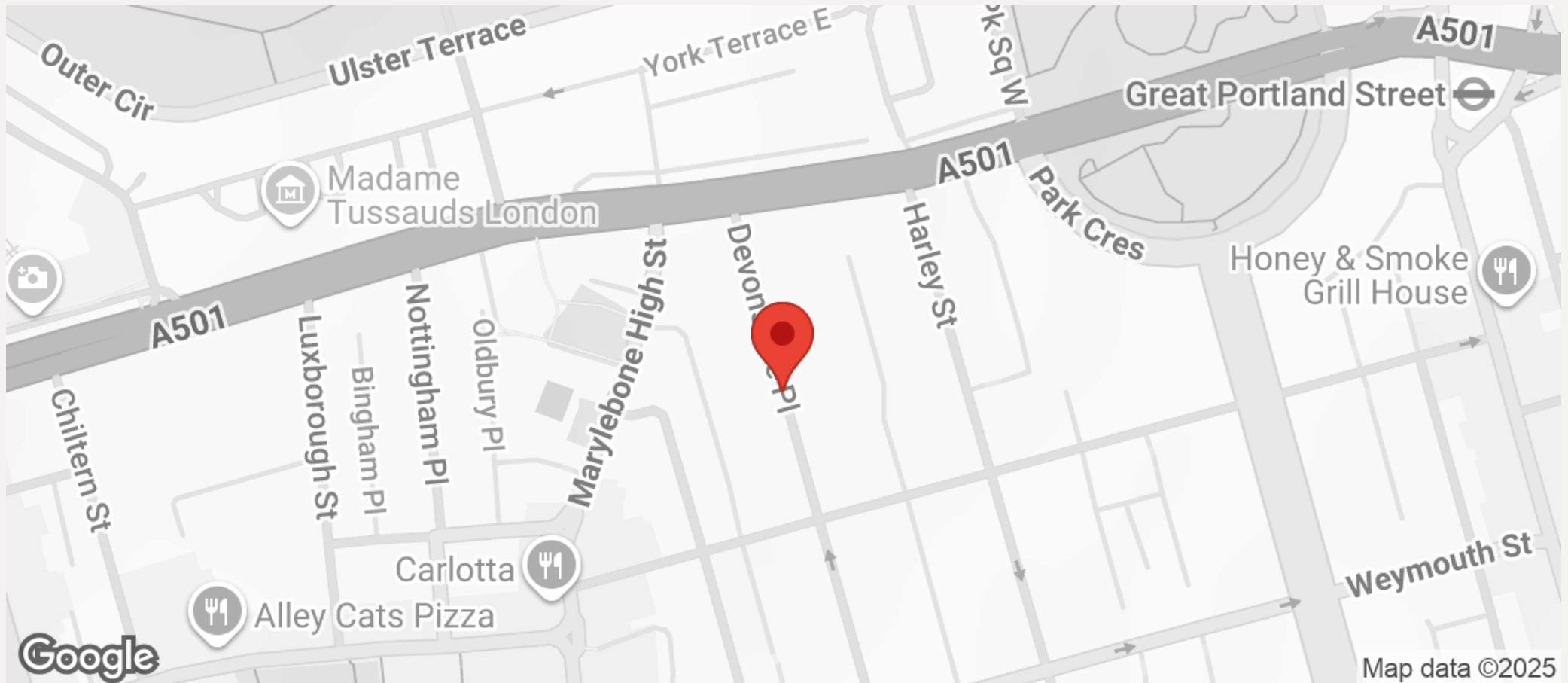
In the heart of the Medical District

Medical licences available



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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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