



148

HARLEY
STREET
LONDON W1

RARE OPPORTUNITY TO
ACQUIRE A PRIME LONG
LEASEHOLD MEDICAL /
RESIDENTIAL BUILDING
ON HARLEY STREET
WITH PART VACANT
POSSESSION



EXECUTIVE SUMMARY

- Prime Self Contained Harley Street Building Suitable for Owner Occupiers and Investors
- Grade II Listed building with beautiful period features combined with modern amenities such as a passenger lift and comfort cooling to part of the property
- Available part vacant, part income producing, with full vacant possession available from October 2026
- Long leasehold interest available expiring 24 December 2105 (approx. 80 years unexpired)
- Ground Rent: £2,000 p.a. (rising)
- Versatile medical and residential accommodation providing a total of approximately 4,716 sq ft NIA (7,303 sq ft GIA)
- Part let producing income of £524,780 p.a.
- Ground floor suite currently vacant and immediately available for the purchaser to owner occupy or sublet for additional income (please note that it may be possible to provide more space with vacant possession on completion of the sale if required by the purchaser (subject to negotiation of a deed of surrender of part))
- SPV available presenting the purchaser with a significant SDLT saving
- The property is NOT elected for VAT
- Price on Application



LOCATION

148 Harley Street occupies a highly sought-after position on one of London's most internationally renowned addresses, at the heart of the 'Harley Street Health District', regarded as being one of the world's leading and most famous locations for private medicine. Approximately 2,300 Consultants work within the circa 300 healthcare providers located within the District which includes numerous private medical Practices, Clinics, Private Hospitals, Medical laboratories and a wide range of medical support services.

The building occupies a prominent position on the eastern side of Harley Street, between the junctions with Devonshire Street and the Marylebone Road.

The surrounding Marylebone district combines long standing medical prestige with a vibrant village atmosphere complimented by an exceptional range of shops, cafés, hotels and green spaces.

The property is well served by numerous London Underground stations including Regents Park, Great Portland Street, Baker Street and Euston Square which provide access to a wide range of tube lines. National and International rail services are also available within easy walking distance at Euston, Marylebone and Kings Cross / St Pancras stations. Pay by Phone parking is available directly outside the building.





MAP

AN AREA CELEBRATED FOR INNOVATION IN HEALTHCARE

- 01 The London Clinic
- 02 King Edward VII Hospital
- 03 The Harley Street Clinic
- 04 The Princess Grace Hospital
- 05 London Medical
- 06 One Welbeck
- 07 The Royal Marsden Private Care
- 08 Moorfields Private Eye Hospital

RESTAURANTS, CAFÉS, STYLISH BOUTIQUES, WITH HOTELS AND FITNESS CENTRES

- 01 La Brasserie Milanese
- 02 Daunt Books
- 03 Langham Hotel
- 04 Third Space Gym
- 05 Ottolenghi
- 06 The Ivy Café
- 07 Granger and Co



DESCRIPTION

Constructed circa 1820 for the Portland Estate, this grand Grade II Listed building is formed over lower ground, ground and four upper floors. The building benefits from impressive period external features, such as channelled stucco ground floor features with double panelled front doors, as well as grand internal features, such as ornate fireplaces and ceiling cornices, and generous room proportions. Complimenting the period features, the property benefits from a passenger lift serving the basement to third floors, part air conditioning, central heating, part perimeter trunking, a range of floor finishes and light fittings. Abundant natural light floods the building through generously sized front and rear windows.

The commercial element of the property is suited to a wide range of healthcare uses typically located in the Harley Street enclave.

The building is presented in good decorative condition with all existing leases benefiting from undiluted repairing and yielding up obligations.

All existing leases are granted 'outside of the act' with full vacant possession available from November 2026. As the building is currently multi-let, the investment opportunity would suit an investor or owner occupier intending to occupy all or part of the building.

The property comprises the below approximate floor areas which have been calculated following a professional measured survey of the building:

NET INTERNAL AREA & GROSS INTERNAL AREA				
Level	NIA (m2)	NIA (sq ft)	GIA (m2)	GIA (sq ft)
Fourth Level	59.9	645	82.8	891
Third Level	71.6	771	94.6	1,018
Second Level	68.8	741	94.8	1,020
First Level	74.7	804	93.7	1,009
Ground Level	91.2	982	151.1	1,626
Lower Ground Level	71.9	774	161.5	1,738
TOTAL	438.1	4,716	678.5	7,303



TENANCY SCHEDULE

Demise	Tenant	Break Option	Lease expiry date	Repairing	Security of Tenure
Basement	Ultrasound Diagnostic Services LLP	Mutual rolling break option subject to a minimum of 6 months notice	23/11/2026	Effective FRI without SOC	No
Ground Floor	VACANT		N/A		
First Floor	Owner Occupier		N/A		
Part Second Floor (front suite)	Two Private Individuals	Mutual rolling break option subject to a minimum of 6 months notice	12/10/2026	Effective FRI without SOC	No
Part Second Floor (rear suite) and Fourth Floor (room 1)	The Wellington Women's Clinic Ltd	None	12/10/2026	Effective FRI without SOC	No
Third Floor and Part Fourth Floor (room 4)	Unilabs Limited	None	12/10/2026	Effective FRI without SOC	No
Fourth Floor (Room 2)	Private Individual	Mutual rolling break option subject to a minimum of 6 months notice	12/10/2026	Effective FRI without SOC	No
TOTAL					

The current rental income from the above mentioned tenancies is approximately £524,750 p.a. exclusive of business rates and service charge. Further information on the tenancies is available on request.

FURTHER INFORMATION

TENURE

The property is held under the terms of an existing lease for a term expiring 24 December 2105 (approx. 80 years unexpired).

The lease is held via an existing SPV. It is envisaged that the property will be sold via a sale of the shares of the SPV in order for the purchaser to benefit from a substantial SDLT saving.

RENT

The lease is subject to a current ground rent as follows:

Until 24/12/2031: £2,000 p.a.

25/12/2031 – 24/12/2056: £4,000 p.a.

25/12/2056 – 24/12/2081: £8,000 p.a.

25/12/2081 – 24/12/2105: £16,000 p.a.

USER RESTRICTIONS

The lease permits the following uses of the building:

Lower Ground - Second Floors: Medical

Third Floor: Medical or Residential

Fourth Floor: Residential.

EPC

Grade C(74)

VAT

The property is NOT elected for VAT.

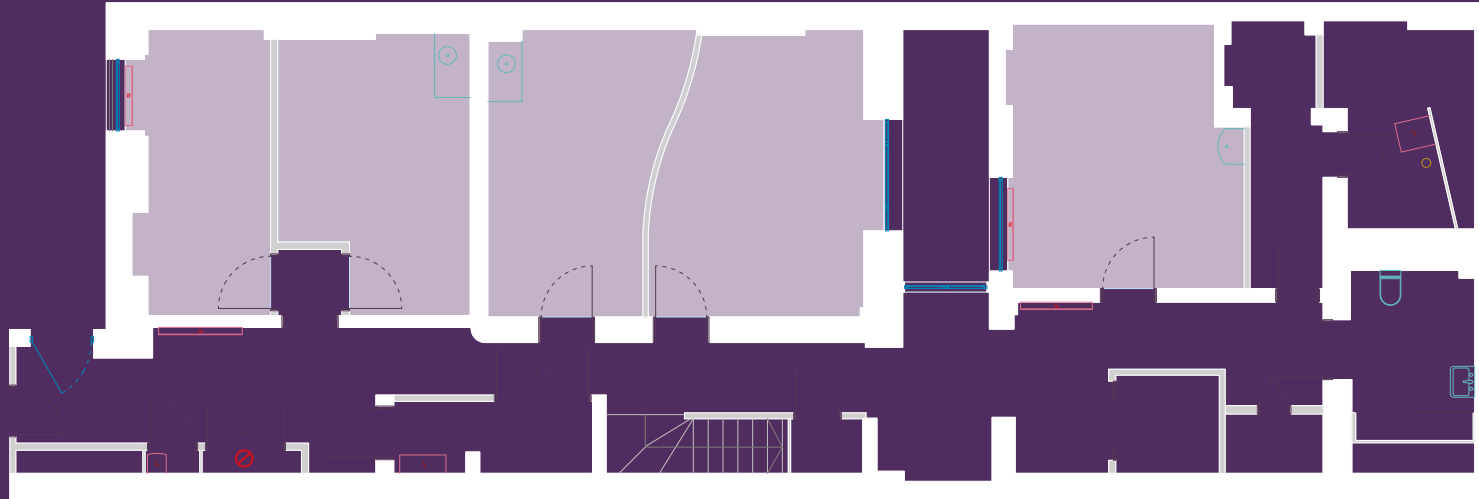
Price

On Application

AML

The purchaser will be required to provide standard KYC information to comply with statutory requirements.

FLOOR PLANS



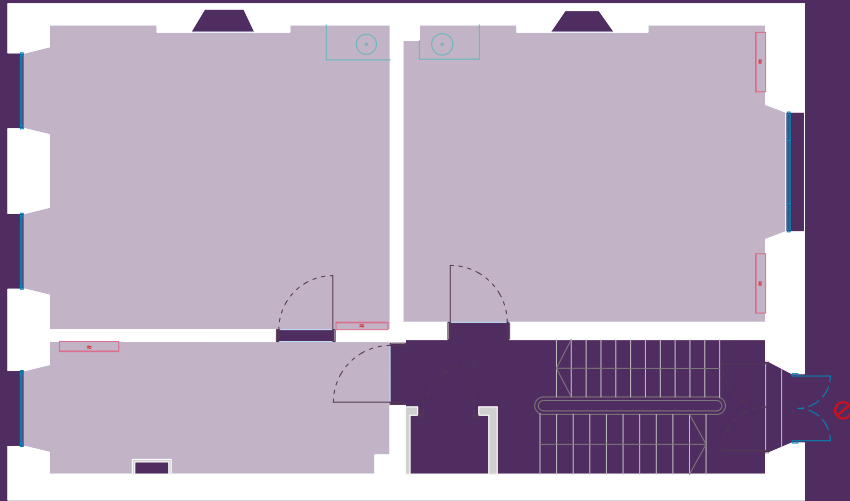
Lower Ground



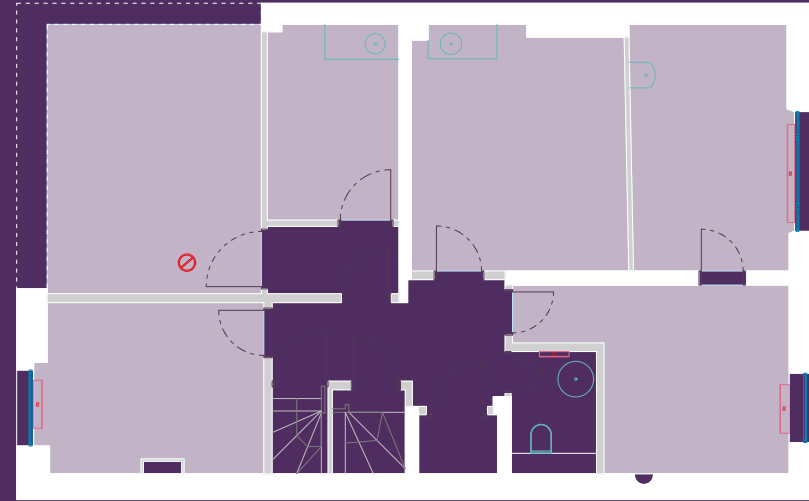
Ground Level



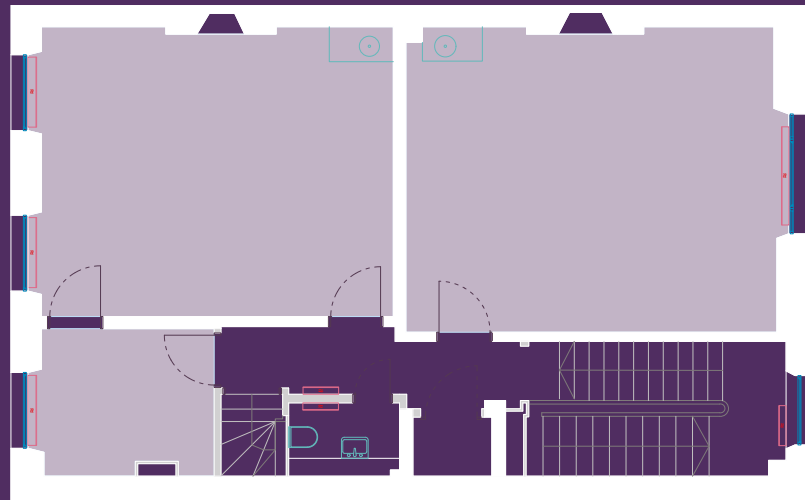
FLOOR PLANS



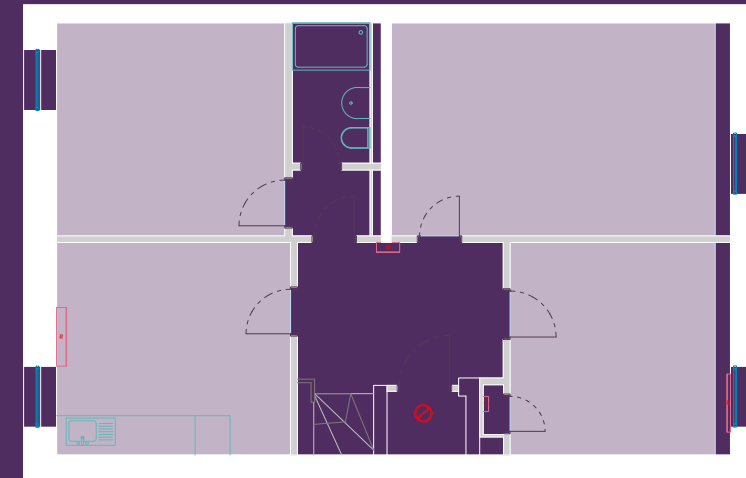
First Level



Third Level



Second Level



Fourth Level

CONTACTS

ALEXANDER REECE THOMSON

Seb Norman

sebnorman@artsurveyors.co.uk

07970 273 545

JEREMY JAMES & CO

Michael Cohen

michael@jeremy-james.co.uk

079859886604

Jeremy Cohen

jeremy@jeremy-james.co.uk

07770885611

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximately. All terms are exclusive of VAT.