

No.42
Wimpole Street
Marylebone
London W1



Attractive Period Class E
Investment for Sale

The accommodation forms part of an attractive Grade II listed building and is arranged over ground, first and part second floors.

The ground floor has a spacious entrance, period panelled front room, a small ancillary office and an extensive feature kitchen at the rear overlooking a lightwell terrace.

The first floor features two substantial adjoining period rooms with high corniced ceilings, WCs and showers at the rear.

Amenities

- Comfort Cooling
- Showers
- Substantial Kitchen
- Rear Courtyard

Accommodation

The accommodation comprises the following gross areas:

	sq ft (GIA)	sq m (GIA)
Second Floor	233	21.65
First Floor	1,124	104.42
Ground Floor	1,054	97.92
Total	2,411	223.99



Tenancy

The accommodation is let to Kaballah Centre on an effective FR&I lease expiring on 1st January 2035, subject to a rent review on 1st December 2030. The lease also contains a tenant-only break option on 1st December 2030, upon 6 months' prior written notice. The lease is excluded from the security of tenure provisions of the 1954 Landlord & Tenant Act.

The passing rent is £220,000 pax.

Tenure

Long lease expiring 26/11/2110 (c.84.50 years unexpired) at a fixed ground rent of £760 pa.

Investment Summary

- Prominent part of a Grade II listed West End building
- Class E
- Long lease expires 26/11/2110 (c.84.50 years), fixed ground rent of £760 pa
- Let to Kaballah Centre expiring on 1st December 2035, subject to a rent review after the 5th year and a tenant-only break option
- Rent **£220,000 pax**
- Price **£3,295,000** reflecting a **Net Initial Yield of 6.25%** and a capital value of **£1,367 psf**



Location

The property is situated on the east side of Wimpole Street close to its junction with Weymouth Street. Connectivity is excellent with Bond Street (Central, Jubilee & Elizabeth lines), Oxford Circus (Bakerloo, Central & Victoria lines) and Regent's Park (Bakerloo line) Underground stations all within walking distance.

The immediate vicinity is primarily home to the medical sector, office and residential occupiers. Nearby Marylebone High Street, which is now a recognised retail 'destination location', benefits from niche and international retailers along with many quality restaurants. The area is extremely well served by hotels and the world-renowned Oxford Street is also close by.



Not to scale



Proposal

Offers in excess of **£3,295,000** are sought reflecting a **Net Initial Yield of 6.25%** and a capital value of **£1,367 psf**.

Viewing & Further Information

Please contact the sole agents:

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