



AGNES KEYSER HOUSE

55-58 BEAUMONT STREET, W1G

RARE OPPORTUNITY TO ACQUIRE A PRIME LONG LEASEHOLD MEDICAL / HOSTEL /
CONFERENCE BUILDING WITH VACANT POSSESSION IN THE HEART OF MARYLEBONE VILLAGE

FOR SALE (MAY LET)

EXECUTIVE SUMMARY

- Rare opportunity to acquire a prime self-contained commercial building in the heart of Marylebone Village and London's internationally renowned private medical district;
- Available with full vacant possession;
- Approximate Total Floor Area: 1,038.4 sq m (11,177 sq ft) NIA / 1,304 sq m (14,036 sq ft) GIA
- Large, versatile floor plates capable of accommodating a wide range of medical, educational, conference, hostel or office uses, subject to the necessary consents;
- Large and attractive terraces at lower ground and first floor levels. The lower ground floor terrace extends to approximately 742 sq ft;
- Passenger lift serving all floors;
- Potential to increase the existing massing, subject to planning permission and superior landlord's consent;
- The property is not Listed;
- The property is not elected for VAT;
- Available For Sale (*note that an occupational sublease of the entire building may also be considered*);
- Price / Rent: Upon Application.



LOCATION

Agnes Keyser House occupies a prominent position on the western side of Beaumont Street, midway between Devonshire Street and Weymouth Street, in the heart of Marylebone Village. Beaumont Street runs parallel with Marylebone High Street and Upper Wimpole Street and forms part of one of London's most prestigious healthcare and professional districts.

The surrounding area has long been internationally associated with world-leading private medical and healthcare occupiers, with Beaumont Street itself being home to King Edward VII Hospital.

The wider Harley Street medical district accommodates approximately 2,300 consultants across circa 300 healthcare occupiers, including private hospitals, specialist clinics, medical laboratories and associated healthcare support services.

The property is situated moments from the boutiques, cafés, restaurants and amenities of Marylebone High Street, whilst Regent's Park, Fitzrovia and the West End are all within easy walking distance.

The building benefits from excellent transport connectivity, being within close proximity to Regent's Park, Great Portland Street, Baker Street and Bond Street Underground stations, providing access to the Bakerloo, Circle, Hammersmith & City, Metropolitan, Jubilee, Central and Elizabeth lines. National and international rail services are also easily accessible via Euston, Marylebone and King's Cross St Pancras stations.

Pay by phone parking is available directly outside the property and EV charging is available on Beaumont Street, approximately 75 meters north of the property.



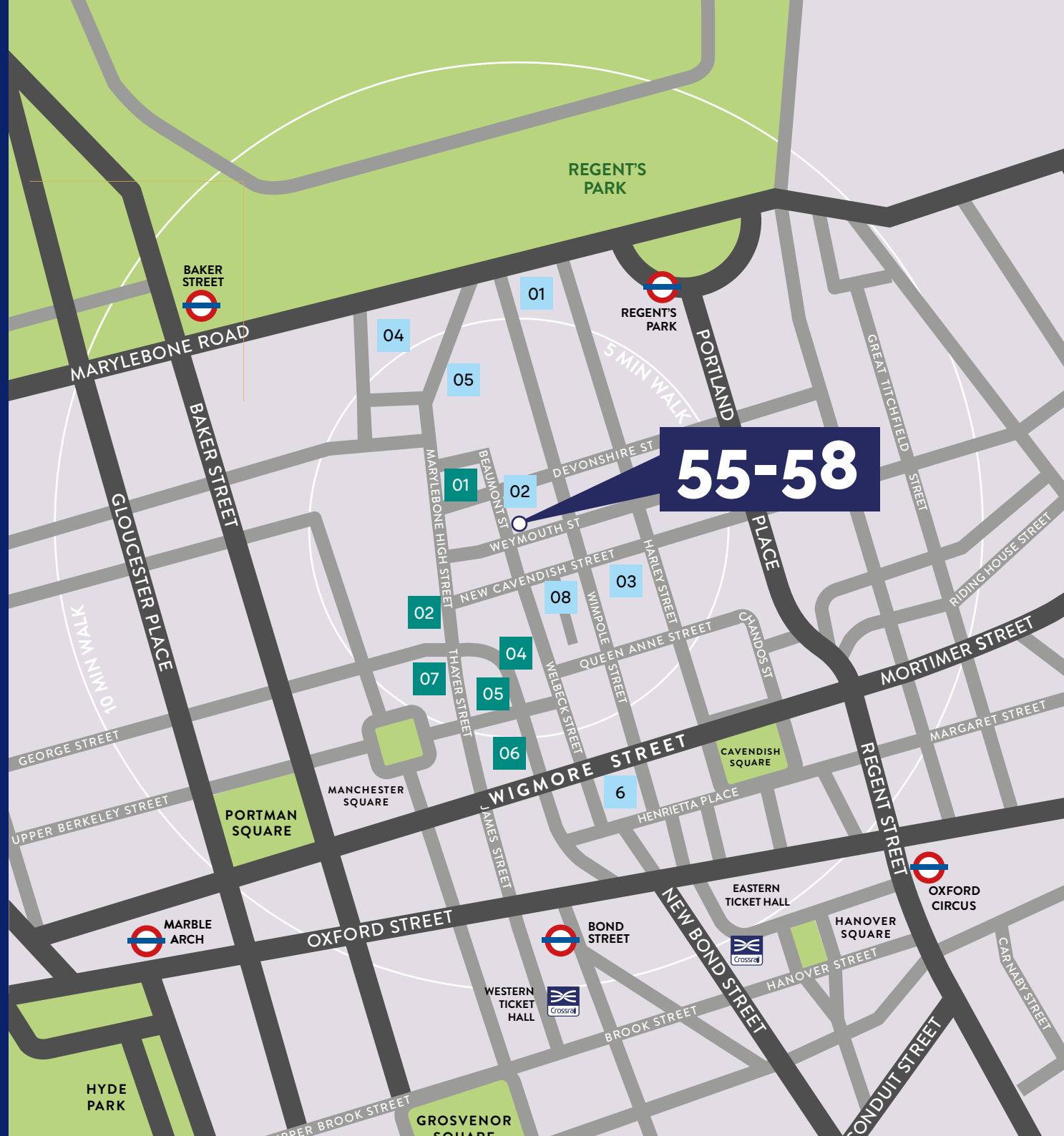
MAP

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





55-58

MARYLEBONE HIGH STREET



DESCRIPTION

Agnes Keyser House comprises an attractive and distinctive post-war building featuring a striking façade incorporating green Westmoreland slate together with six rows of curved bay windows across the first to fourth floors, providing excellent levels of natural light to the front elevation.

The property benefits from a substantial terrace at lower ground floor level together with an additional terrace at first floor level. Subject to the necessary consents, the building may offer potential to increase the existing massing through infilling of the lower ground floor terrace and the possible addition of further upper floor accommodation.

Internally, the property is currently configured in a predominantly cellular layout, originally designed as nurses' accommodation, incorporating meeting rooms, boardrooms and a commercial kitchen facility.

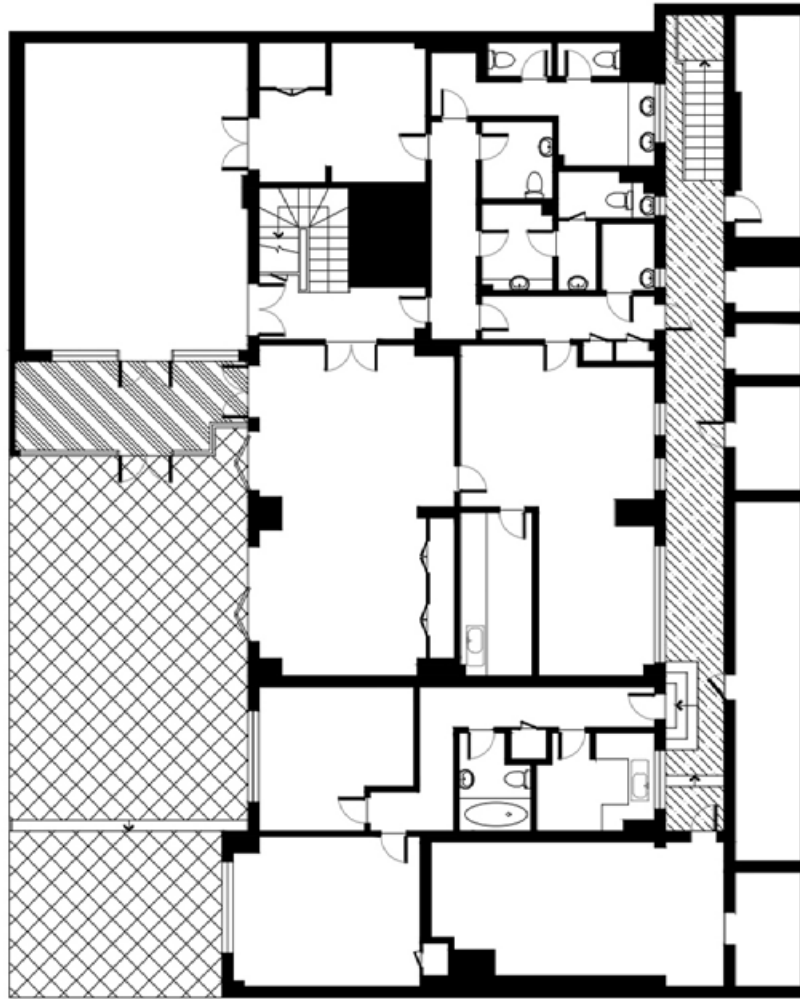
The upper floors remain largely cellular in configuration, however the building is understood to be of concrete frame construction and is considered capable of supporting a variety of alternative layouts, including more open plan accommodation, subject to the necessary consents.

The property is served by a passenger lift providing access to all floors.

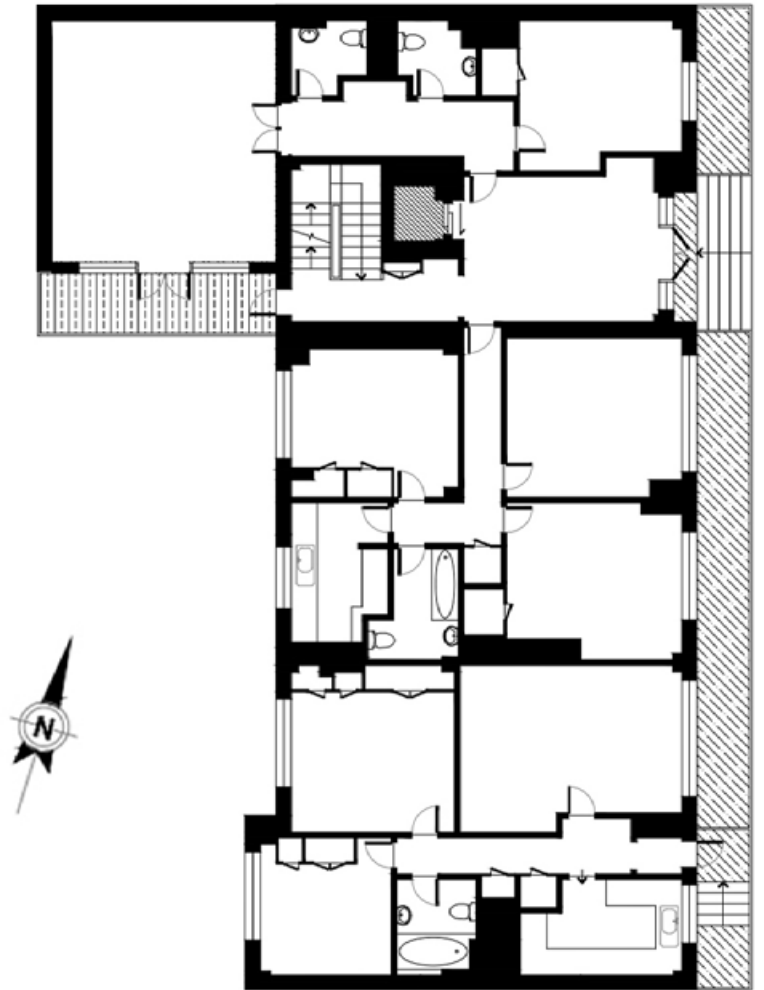
The flexibility and adaptability of the accommodation would suit a broad range of occupiers including medical, healthcare, educational, hostel, conference or office users, subject to the necessary consents.



FLOORPLANS

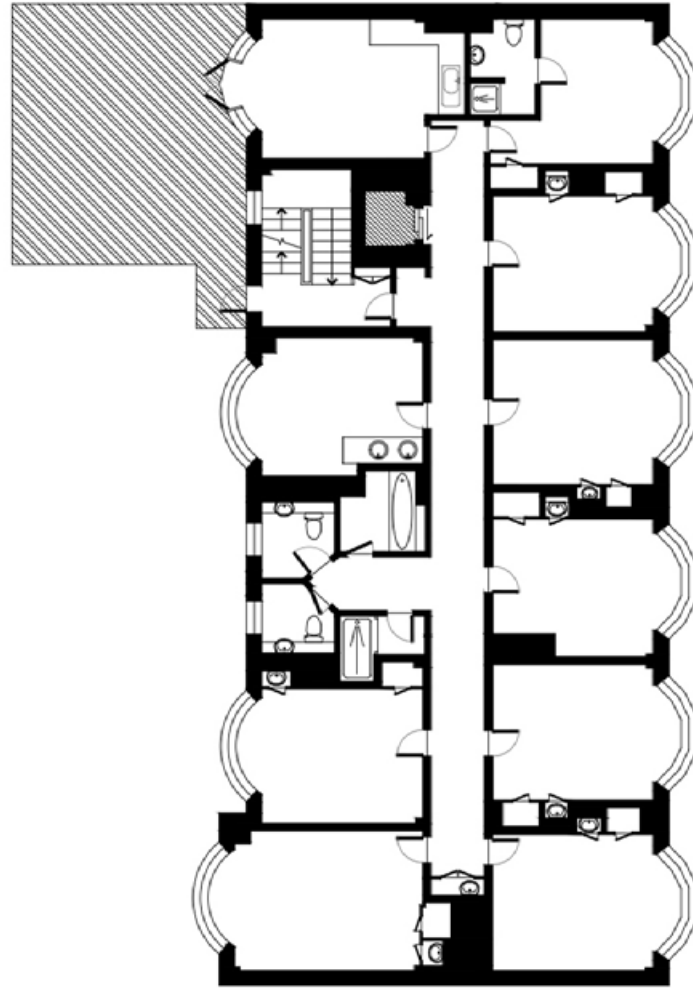


LOWER GROUND FLOOR

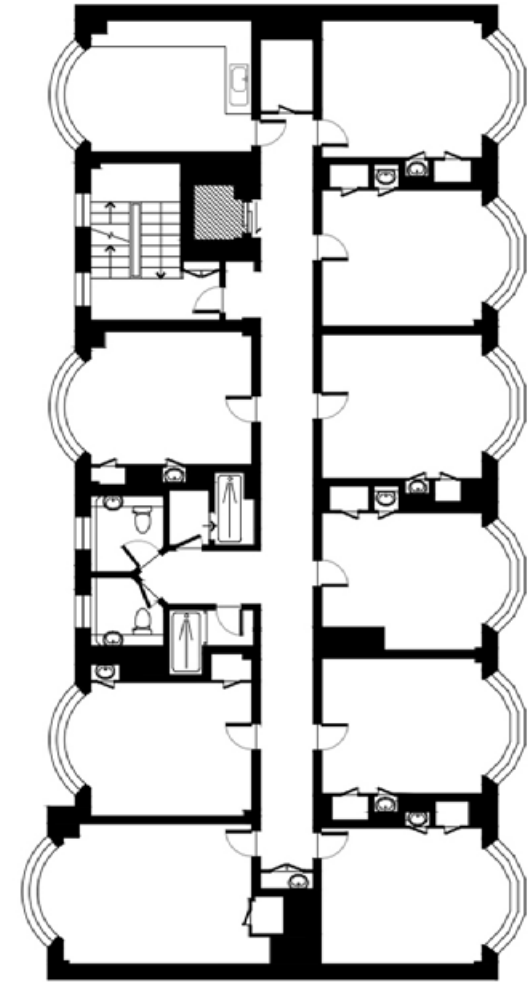


GROUND FLOOR

FLOORPLANS

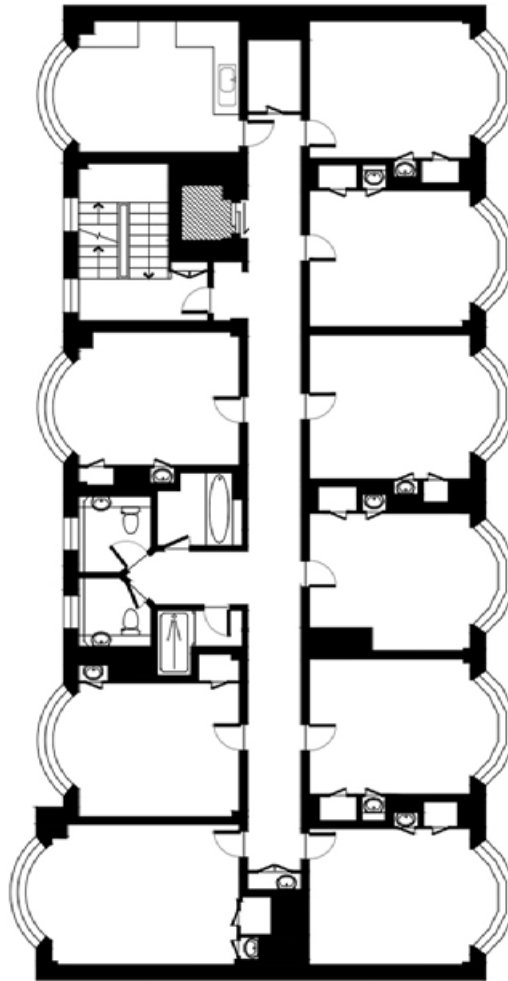


FIRST FLOOR

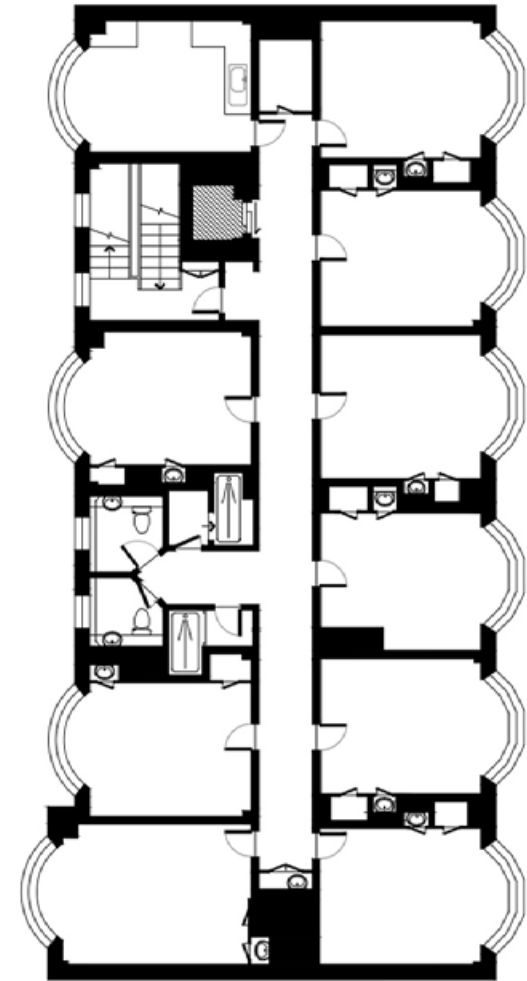


SECOND FLOOR

FLOORPLANS



THIRD FLOOR



FOURTH FLOOR

SCHEDULE OF APPROXIMATE AREAS*

Net Internal Area and Gross Internal Area

	NIA (m2)	NIA (ft2)	GIA (m2)	GIA (ft2)
Fourth Level	169.3	1,822	209.9	2,259
Third Level	168.9	1,818	209.9	2,259
Second Level	181.4	1,953	209.9	2,259
First Level	166.6	1,793	210.2	2,263
Ground Level	188.7	2,031	230.8	2,484
Lower Ground	163.5	1,760	233.3	2,511
Total	1,038.4	11,177	1,304.0	14,036

Other	m2	ft2
Vault 4	7.6	82
Vault 3	1.6	17
Vault 2	1.9	20
Vault 1	13.2	142
Lower Ground Floor Terrace	68.9	742

*Full measured survey available on application

USER PROVISIONS

Our Client's long leasehold interest permits the following uses:

- Ancillary medical accommodation in connection with a hospital in the neighbourhood (*this being the most recent use of the building);
- As a nurses or student hostel with or without ancillary medical and / or conference and / or training facilities on the ground floor and in the basement.

PLANNING

We note that planning permission was granted for the building in March 2016 permitting 'Use of Agnes Keyser House as hospital accommodation ancillary to King Edward VII Hospital (Class C2)' under planning application 16/02031/CLEUD.

TENURE

The existing long leasehold interest, expiring on 24 March 2125 (approximately 98.8 years unexpired), is available for sale.

Alternatively, our client may consider granting a sublease of the entire building on terms by arrangement. Further information on prospective lease terms is available on application.

The long leasehold interest is subject to a geared ground rent, currently payable at £212,056 per annum.

The ground rent is reviewed on every fifth anniversary of the term with alternating geared 'Open Market' reviews and RPI linked reviews. The rent is reviewed in 2030, and every tenth year thereafter, to 26% of Open Market Rental Value. The rent is to increase by RPI in 2035 and every tenth year thereafter.

PRICE / RENT

Guide Price for the long leasehold interest: Upon Application.

EPC

EPC Rating: D (g8).

TAXATION

The property is currently assessed for Council Tax purposes and falls within Band H.

VIEWING

For further information or to arrange an inspection, please contact the sole agents:

Alexander Reece Thomson LLP

Sebastian Norman

sebnorman@artsurveyors.co.uk

Mobile: +44 (0)7970 273 545

Direct Tel: +44 (0)20 7034 3395