

**30 Queen Anne Street,  
Marylebone, W1G 8HX**

**Prime West End Office Building  
For Sale**

**Suitable for Owner Occupation  
4,885 sq ft**



**Cyril  
Leonard**

## Executive Summary



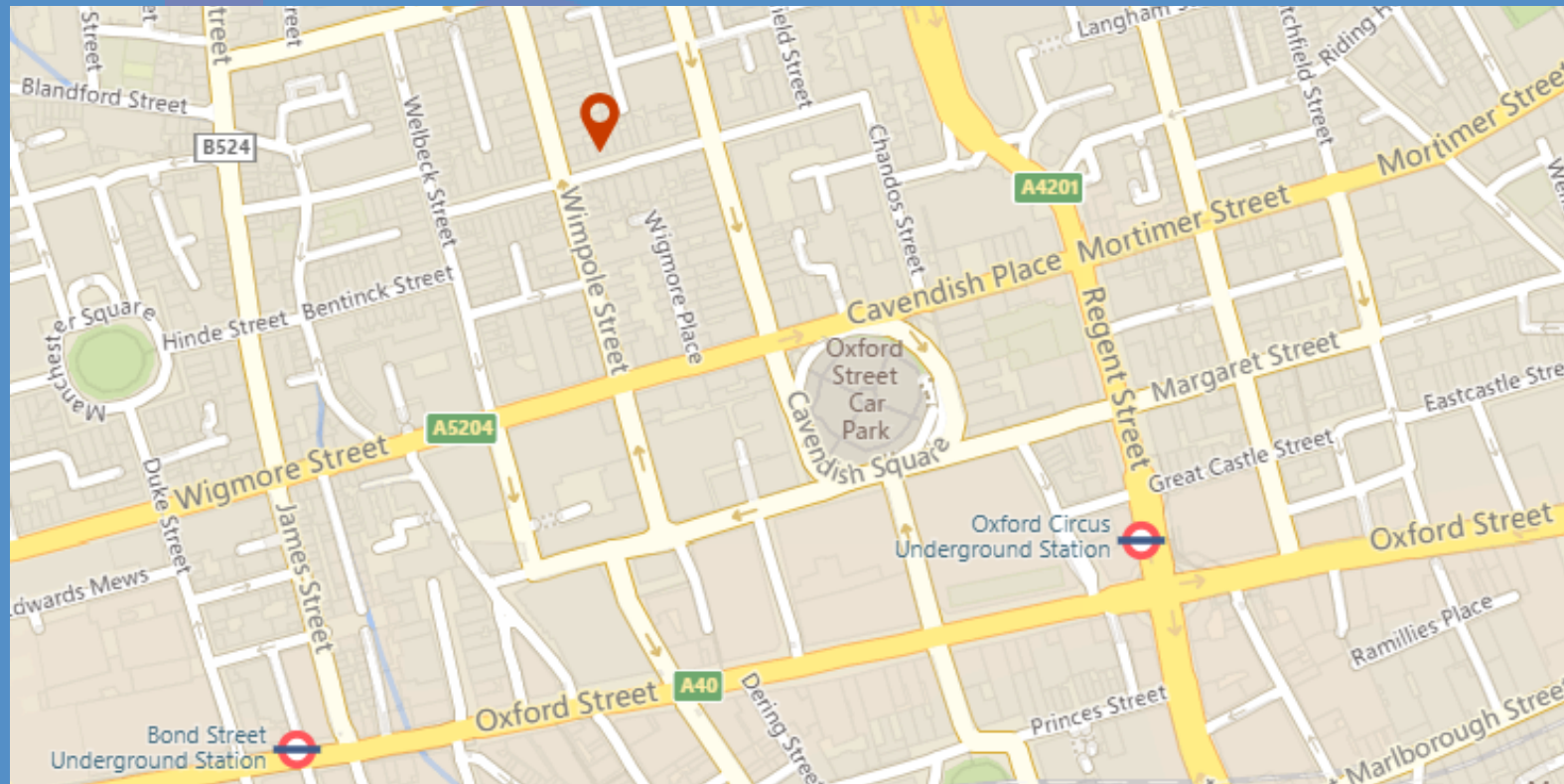
- Prime virtual freehold Marylebone Office building
- Held on a lease from the Howard de Walden Estate expiring 10th October 2952 (929 years remaining) with a current ground rent of £7,000 per annum.
- Totalling 4,885 sq ft (453.70 m sq), with 4,270 sq ft of office accommodation arranged over lower ground to third floors and 614 sq ft (GIA) of residential accommodation on the fourth floor
- Planning consent issued in September 2023 to add further office accommodation with a total NIA of c. 699 sq ft (ref. no. 23/05746/FULL)
- Situated in Marylebone on the northern side of Queen Anne Street within walking distance of Bond Street and Oxford Circus underground stations
- Offered with full vacant possession
- Ideally suited for owner occupation

Unconditional offers are invited for the virtual freehold interest, subject to contract and exclusive of VAT.

# Location

Located on the north side of Queen Anne Street between the intersections of Wimpole and Harley Street. The building is a short walk from the new Elizabeth Line Station in Hanover Square and both Bond Street and Oxford Circus Underground Stations (Central, Jubilee and Victoria & Elizabeth lines).

The property benefits from the quiet surroundings of Queen Anne Street the building and is within a short walk of the vibrant retail and restaurants in Marylebone High Street.



# Description

The property comprises a mid-terrace period building offering 4,270 sq ft (NIA) of office accommodation over lower ground to third floors together with 614 sq ft (GIA) of residential accommodation on the fourth floor.

The following approx. floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th Edition)

Floor	Use	GIA sq m	GIA sq ft
Fourth	Residential	57.00	614
Floor	Use	NIA sq m	NIA sq ft
Third	Offices	66.30	714
Second	Offices	63.90	688
First	Offices	66.40	715
Ground	Offices	84.50	910
Lower Ground	Offices	115.60	1,244
<b>Grand Total</b>		<b>453.70</b>	<b>4,885</b>

# Tenure

The lease is for a total of 999 years from 11th October 1953 held at a current ground rent of £7,000 pa and subject to a 20 year upward rent review pattern, to 2% of the Market Rent.

The next rent review of the ground rent is in October 2036.

# Tenancy

The subject property is available with full vacant possession.

# VAT

The building is VAT elected.

## FURTHER INFORMATION

For further information please contact the sole selling agents:

### VAT

VAT is applicable.

### KYC/AML

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide acceptable identification documents.

### EPC

To be provided.

## Proposal

Unconditional offers are invited for the long leasehold interest, subject to contract and exclusive of VAT.



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