

# 109 Gloucester Place, W1U 6JW

Freehold mixed use investment / development

Price - £4,500,000 subject to contract - 4,851sq ft / 451sq m



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## Description

The freehold terraced property comprises a self-contained ground floor and basement office with three self-contained flats let on AST's on the first, second and third floors.

The property will be of interest to investors, owner occupiers and developers.

## Location

109 Gloucester Place, W1 is located in the heart of Marylebone, offering excellent access to transport and a vibrant array of local amenities. The nearest tube stations are Baker Street (approximately 5 minutes' walk) and Marylebone (about 6 minutes). Baker Street station is served by the Bakerloo, Jubilee, Metropolitan, and Circle lines, while Marylebone also provides access to national rail services.

In terms of local shops and dining, you are close to Marylebone High Street, which is lined with boutique shops, cafés, and restaurants. Notable spots include La Fromagerie for gourmet cheeses, Fischer's for Austrian dining, and The Prince Regent, a nearby gastro-pub. Shopping at Selfridges on Oxford Street is also within a 10-minute walk.

[Click for Street View](#)

## Tenancy Schedule

Ground Floor & Basement (commercial) - Vacant

First Floor - Vacant

Second Floor - AST - £25,220 pa expiring 15th April 2025

Third Floor - AST - £30,000 pa expiring 7th June 2025

## EPC's

Ground Floor & Basement C - [Click here](#)

First Floor C - [Click here](#)

Second Floor C - [Click here](#)

Third Floor C - [Click here](#)

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## Gloucester Place, W1

APPROX. GROSS INTERNAL AREA \*  
4590 Sq Ft - 426.41 Sq M  
(Excluding Vaults)

APPROX. GROSS VAULTS AREA \*  
261 Sq Ft - 24.25 Sq M

TOTAL APPROX. GROSS INTERNAL AREA \*  
4851 Sq Ft - 450.66 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



Key:  
CH - Ceiling Height



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\*Floorplan for guidance only, not for sale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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