



Freehold mixed use investment / development

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





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 - <u>Click here</u>
First Floor C - <u>Click here</u>
Second Floor C - <u>Click here</u>
Third Floor C - <u>Click here</u>





Gloucester Place, W1

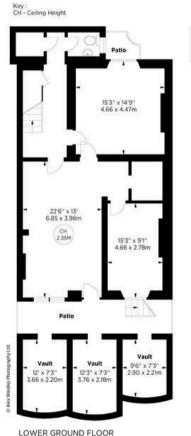
APPROX. GROSS INTERNAL AREA * 4590 Sq Ft - 426.41 Sq M (Excluding Vaults)

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.

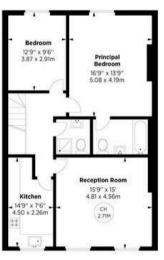












SECOND FLOOR

THIRD FLOOR









