

Lot 9, 98 Crawford Street, Marylebone, London,

W1H 2HL

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Central London Medical Clinic Investment

- Highly Affluent and Fashionable Central London Location
- Ground and Lower Ground Floor Medical Centre with E/D1/D2 Use
- Entirely Let to Charterhouse Clinics Limited until 2037 (no breaks)
- Nearby occupiers include Majestic Wine, The Crawford Street Surgery (NHS) and Crawford Street Opticians

Lot

9

Auction

3rd November 2022

Rent

£60,000 per Annum Exclusive
(3)

Sector

Medical/Healthcare

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

0.5 miles south of Regents Park, 0.6 miles north of Hyde Park, 0.7 miles east of Paddington Station

Roads

A5, A40, A501 (Inner Ring Road)

Rail

Marylebone Rail Station (Bakerloo Line), Marble Arch (Central Line) Baker Street (Bakerloo, Circle, Metropolitan, Jubilee and Hammersmith & City Lines)

Air

London City Airport, London Heathrow Airport, London Gatwick

Situation

Marylebone is a highly affluent and fashionable district of Central London located immediately north of Mayfair, east of Bayswater and south of Regent's Park. Marylebone benefits from excellent communications, being bound by Oxford Street, London's premier retailing street, to the south, Marylebone Road (A40 and London's Inner Ring Road) to the north and the very busy Edgware Road (A5) to the west. The property is situated on the south side of Crawford Street between Wyndham Place and Upper Montague Street.

Tenure

Virtual Freehold. Held for a term of 999 years from October 2014 at a fixed rent of £100 per annum.

Description

The property comprises medical centre consulting rooms on the ground and lower ground floor. The property forms part of a larger 4 storey building.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground Lower Ground	Treatment Rooms Office/Ancillary	66.80 69.46	(719) (747)	CHARTERHOUSE CLINICS LIMITED (1)	24 years from 09/01/2013 until 08/01/2037	£60,000	09/01/2023 and 5 yearly (08/01/2037)
Total Approximate Floor Area		136.26	(1,466) (2)			£60,000 (3)	

(1) Charterhouse Clinics Limited was incorporated in February 2012 and provide state of the art treatment rooms that have been fitted to the highest standard possible. It is a calming and therapeutic environment, housing some of the best dedicated and established therapy experts under one roof. (www.charterhousecliniclondon.com).

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(3) The January 2023 rent review has been agreed at a new rent of £60,000 per annum exclusive. The current rent reserved under the terms of the lease is £56,000 p.a.x. The Seller will pay to the Buyer the difference of the current rent reserved of £56,000 p.a.x. and £60,000 p.a.x. from completion of the sale until 09/01/2023. Therefore the property will produce £60,000 p.a.x. from completion of the sale.

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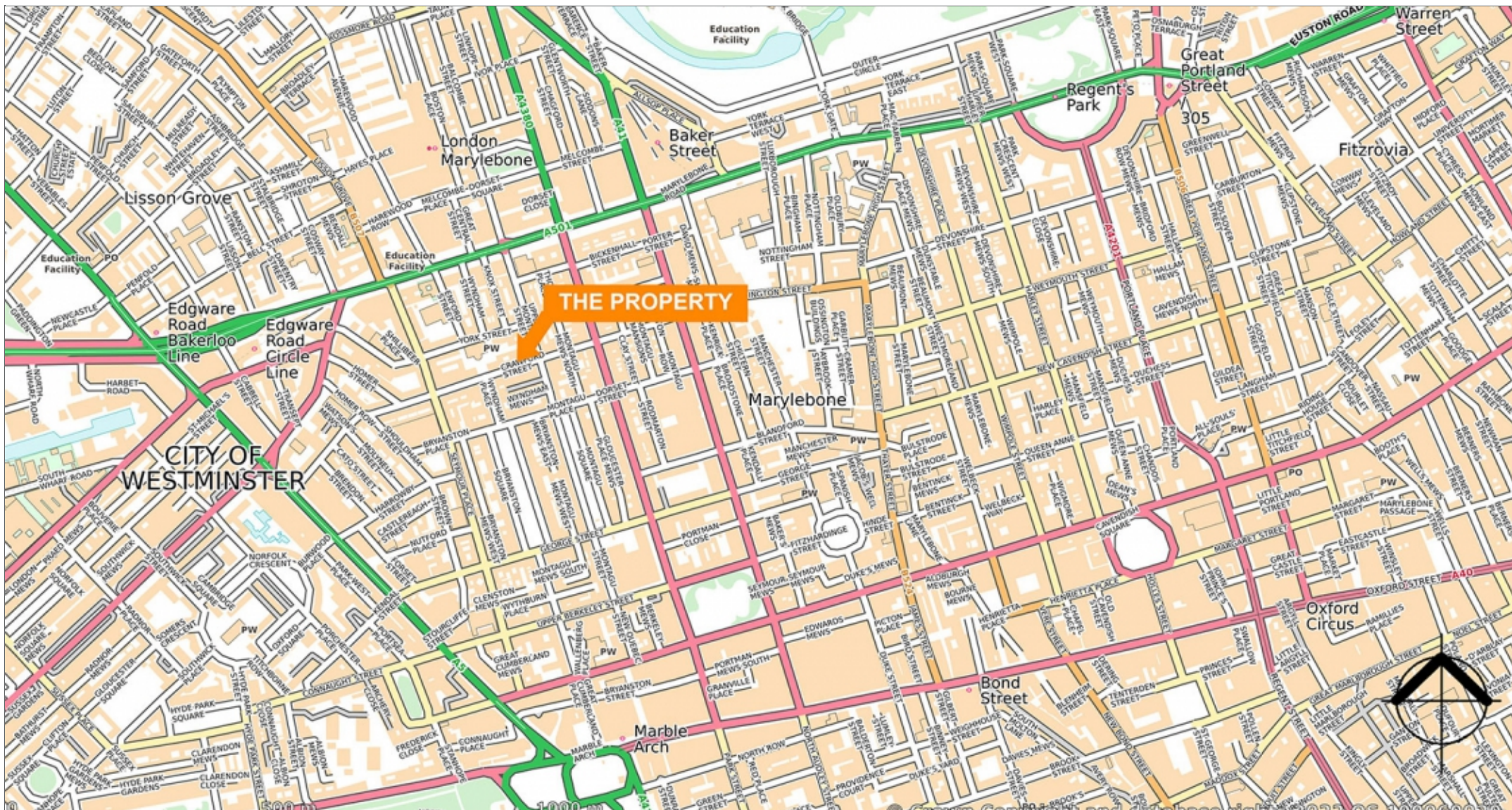
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September 2020