

lot 20

Former Lithuanian Embassy, 84 Gloucester Place City of Westminster, London W1U 6AU

Full Vacant
Possession

Freehold Office and Residential
Opportunity

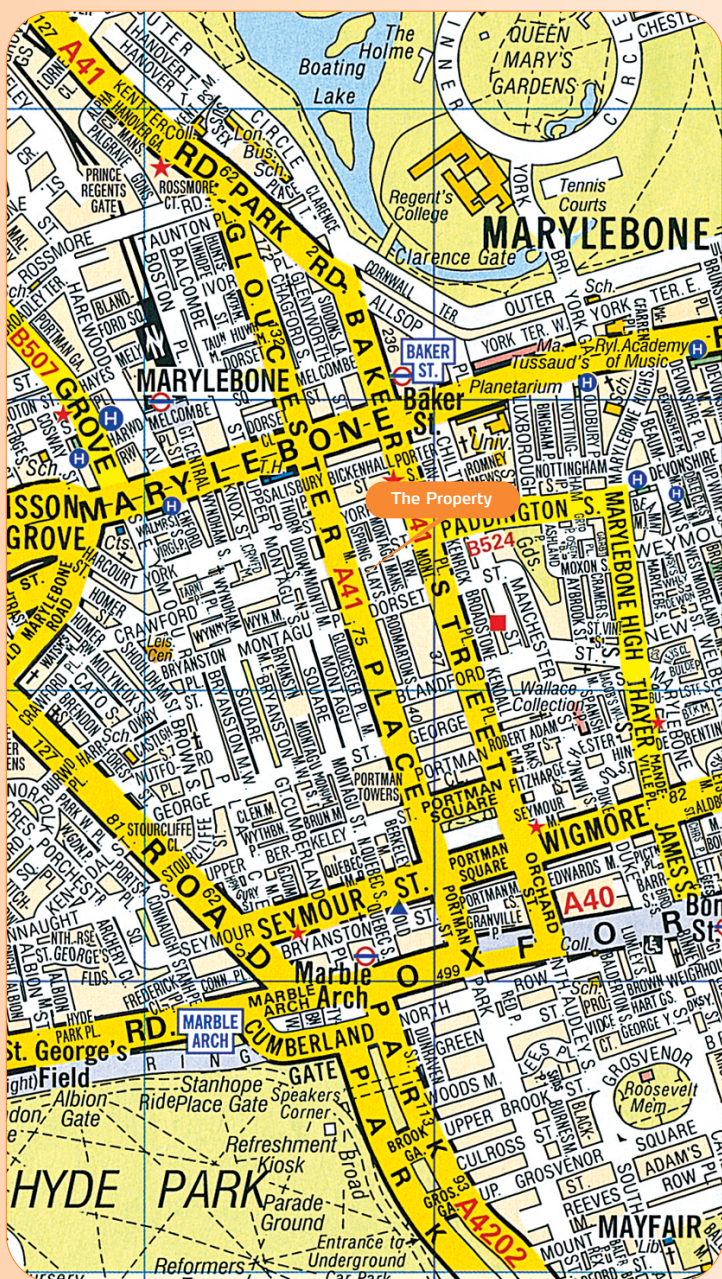
- Suitable for owner occupation or residential or hotel redevelopment (subject to consents)
- Highly Affluent West End location

- Approximate gross internal area 689.20 sq m (7,419 sq ft)
- Close to Oxford Street, Baker Street, Marble Arch and Marylebone High Street



On behalf of
Government of the
Republic of Lithuania





lot 20

Full Vacant Possession



Location

Miles: 0.5 miles south-west of Regent's Park
0.7 miles north-east of Hyde Park
1 mile north-east of Oxford Circus

Roads: Marylebone Road (A501), Edgware Road (A5), Oxford Street (A40)

Rail: Marylebone National Rail Station, Marylebone Underground Station (Bakerloo Line), Baker Street Underground (Bakerloo, Jubilee, Metropolitan, Hammersmith & City and Circle Lines)

Air: London City Airport, Heathrow Airport

Situation

Gloucester Place is situated in Marylebone, a highly attractive and affluent district in the heart of London's West End. The property is situated on the east side of Gloucester Place, close to the junction with Crawford Street. Neighbouring occupiers include the Embassy of Sweden, Angola, Kyrgyzstan, Honduras and various hotels and office occupiers.

Description

The property comprises office accommodation on the lower ground, ground and first floors including a mezzanine level while the second, third and fourth comprise of four residential flats.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Important Information

This property will not be sold prior to the auction.

Full legal documentation in English and Lithuanian are available www.acuitus.co.uk

Bids on this property will only be accepted from pre-registered bidders. Please contact John Mehtab on 0207 034 4855 for further information.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (i)		Possession
Ground	Office	126.80 sq m	(1,365 sq ft)	Vacant Possession
Lower Ground	Office	143.80 sq m	(1,548 sq ft)	
First	Office	127.60 sq m	(1,374 sq ft)	
Second	Residential	98.70 sq m	(1,062 sq ft)	
Third	Residential	99.10 sq m	(1,067 sq ft)	
Fourth	Residential	93.20 sq m	(1,003 sq ft)	
Totals		689.20 sq m	(7,419 sq ft)	

(i) Gross internal areas.

For further details please contact:

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