

# For Sale

FOR SALE



**197-93 Great Portland Street  
London  
W1W 5PR**

**SCANLANS**

Consultant Surveyors LLP

Professional Services • Building Surveying • Commercial Property  
Residential Property • Property Development

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**Offices:** North West • London & South East • West Midlands • Wales & South West • Yorkshire  
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## Description

Long Leasehold Mixed-Use Development Site, in Prime Central London location, to be sold with full vacant possession.

## Accommodation

B1 office space over the Lower Ground, Ground and 1st floors, a 12-car basement car park and 10 residential apartments above, over the 2nd to 6th floors.

GIA - 20,151 Sq Ft

## Tenure

Leasehold with approximately 17 years unexpired at a rent of £600 per annum.

A court order is available granting the purchaser permission to extend the lease for an additional 90 years on a peppercorn rent, at market price, immediately after purchase via a section 42 notice.

## Price

Upon Application

## General

Previous Planning granted in 2002 to add additional top floor as duplex, now expired.

Opportunity to extend to the rear and to add a floor to increase the floor area, subject to planning permission.

To be sold on behalf of the LPA Receivers.

Close to the Portland Hospital.

## Viewing

Strictly by appointment only through the retained agents:

Julian Leech  
07870 644 694  
jstern@mellersh.co.uk

Ben Kirtley  
0207 420 3088  
ben.kirtley@cbre.com

James Bailey  
020 7235 8861  
james.bailey@jbbproperty.com

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