

# **London W1H** **32 Upper Berkeley** **Street,** **Marylebone** **W1H 5QE**

- **A Leasehold Grade II Listed Attractive Five Storey Well Located Mid Terrace Georgian House**
- Providing Five Bedroom Accommodation
- Rear Terrace
- Extending to Approximately 329 sq m (3,540 sq ft)
- Current Gross Rent Reserved **£125,000 per annum\***

On the instructions of A Kisby MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**allsop**



## **Seller's Solicitor**

Messrs TLT Solicitors  
 (Ref: Sophie Ross).  
 Tel: 0333 006 0610.  
 Email: sophie.ross@tltsolicitors.com

## **INVESTMENT – Leasehold House**



## **Tenure**

Leasehold. The property is held on a lease for a term of 150 years from 24th June 1982 (thus having approximately 117 years unexpired) at a current ground rent of £100 per annum.

## **Location**

The property is located on the north side of Upper Berkeley Street close to its junction with Seymour Place. The world famous shopping facilities of Oxford Street are within walking distance to the south and the nearby Edgware Road provides a number of restaurants. Marylebone High Street is also nearby offering designer shops, boutiques and restaurants. The open spaces of Hyde Park are within walking distance to the south and Marble Arch Underground Station (Central Line) is easily accessible.

## **Description**

The property comprises an attractive mid terrace building arranged over lower ground and four upper floors. There is a terrace to the rear accessed at lower ground floor level.

## **Accommodation**

The property was not internally inspected by Allsop. The following information was obtained from a Valuation Report.

We understand that the property provides:

**Lower Ground Floor** – Family Room/Kitchen, Bedroom  
**Ground Floor** – Reception Room, Dining Room, Shower Room  
**First Floor** – Bedroom with En-Suite Bathroom, Study  
**Second Floor** – Bedroom with En-Suite Bathroom  
**Third Floor** – Two Bedrooms, Bathroom

NB. The property was not measured by Allsop. We understand the property extends to approximately 329 sq m (3,540 sq ft)

## **Tenancy**

The property is let to York Properties Holding Limited for a term of 2 years from 12th March 2014 at a rent of £125,000 per annum.  
 \* This Tenancy Agreement was implemented after the date of the legal charge but without the consent of the bank as required by the legal charge. The Receiver has not accepted rent in respect of the tenancies. The sale transfer will over reach the tenancy. The tenancy will therefore be of no effect from the date of the sale transfer. The Receivers however do not propose to take possession proceedings in relation to the tenancies. The buyer will be able to decide whether to grant new tenancies or instigate possession proceedings.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.