

**London NW1**  
**Unit D (Lot 44A) &**  
**Unit E (Lot 44B),**  
**Lisson Courtyard,**  
**52 Lisson Street,**  
**Marylebone**  
**NW1 5DF**

- **Two Long Leasehold Adjoining First Floor Former Office Units extending (GIA) to Approximately 175 sq m (1,883 sq ft) in total**
- **Planning Consent for Conversion to Residential to provide Two Self-Contained Flats (2 x Two Bedroom Flats)**
- **Located off Marylebone Road, Marylebone**
- **To be offered either Individually or Collectively**

**Vacant Possession**

**To View**

Please call the Joint Auctioneer.

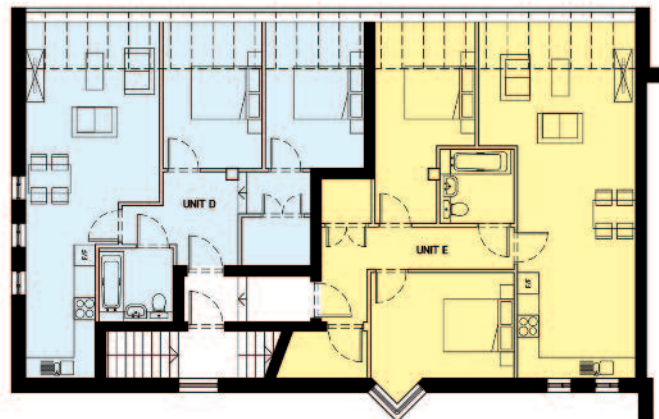
**Joint Auctioneer**

Messrs LDG Commercial (Ref: DC).  
 Tel: 0207 580 1010.  
 Email: daniel@ldg.co.uk

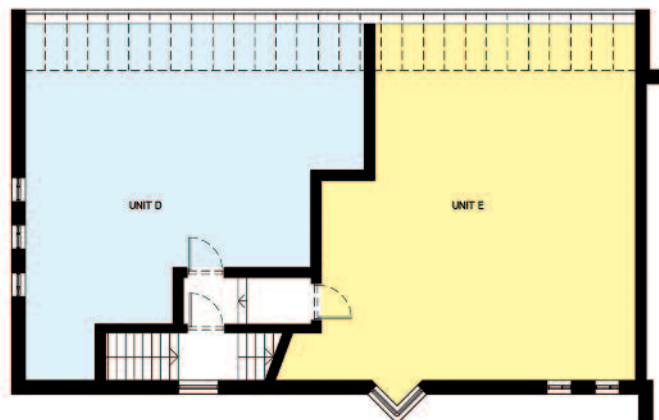
**Seller's Solicitor**

Messrs Piper Smith Watton (Ref: SS/EM).  
 Tel: 0207 222 9900.  
 Email: stephen.solomons@pswlaw.co.uk

**VACANT –**  
**Two Long Leasehold Commercial**  
**Units with Planning Permission**



Proposed Layout



Existing Layout

**Tenure**

Long Leasehold. Each unit will be held on a new lease for a term of 125 years from completion at an initial ground rent of £500 per annum.

**Location**

Lisson Street is situated off Marylebone Road and Lisson Grove, a predominantly residential area within the city of Westminster. Lisson Grove is an extension of some of the capital's most affluent and desirable residential areas, with St John's Wood, Maida Vale and Marylebone comprising its immediate surroundings. Its location is enhanced by its close proximity to the West End, Oxford Street and Marble Arch, with transport links being available from Baker Street, Edgware Road and Marylebone Underground Stations.

**Description**

The property comprises two adjoining first floor 'shell' units formerly used as offices within a residential use building over basement, ground and three upper floors. The upper parts of the property benefits from its own separate and exclusive entrance from Lisson Street with elevations on to Lisson Street and the private gated courtyard. The proposed residential units have been designed to provide open plan living areas with kitchens and two bedrooms and bathroom. The property benefits from good natural light on all aspects of the property.

**Accommodation**

The following measurements have been supplied by the Joint Auctioneer.

<b>Total GIA</b>	<b>175 sq m</b>	<b>(1,883 sq ft)</b>
<b>Lot 44A - Unit D</b>	<b>72 sq m</b>	<b>(775 sq ft)</b>
<b>Lot 44B - Unit E</b>	<b>86 sq m</b>	<b>(925 sq ft)</b>

**Planning**

Local Planning Authority: Westminster City Council.  
 The property is situated within Westminster City Council's zone for Permitted Development Rights for Change of Use of B1 office accommodation to Residential C3 under Town and Country Planning (General Permitted Development) Order (England) 2013. All enquiries can be made with Westminster City Council's planning team.

The first floor within the building, comprising 175 sq m, has recently been granted planning permission (Ref: 14/08777/OTR) under Permitted Development Rights for a change of use from B1 offices to Residential (comprising two Residential units).

**VAT**

VAT is NOT applicable to this Lot.

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.alltop.co.uk](http://www.alltop.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.



LOTS **44A & 44B**