

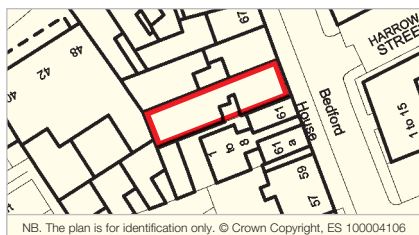
## London NW1 63 Lisson Street, Marylebone NW1 5DA

- **Freehold Mid Terrace Five Storey Building**
- Arranged as Lower Ground, Ground and Ground/First (Mezzanine) Floor Office Accommodation with Three Self-Contained Flats above
- Offices subject to a Commercial Lease
- Two Flats Sold Off on Long Leases (Reversions in 69 years)
- One Flat Vacant
- Possible Future Redevelopment Potential
- Total Current Rent Reserved

**£45,600 per annum  
With Flat 63C Vacant  
upon Completion**

**IN SAME OWNERSHIP FOR  
APPROXIMATELY 26 YEARS**

**EIGHT WEEK COMPLETION  
AVAILABLE**



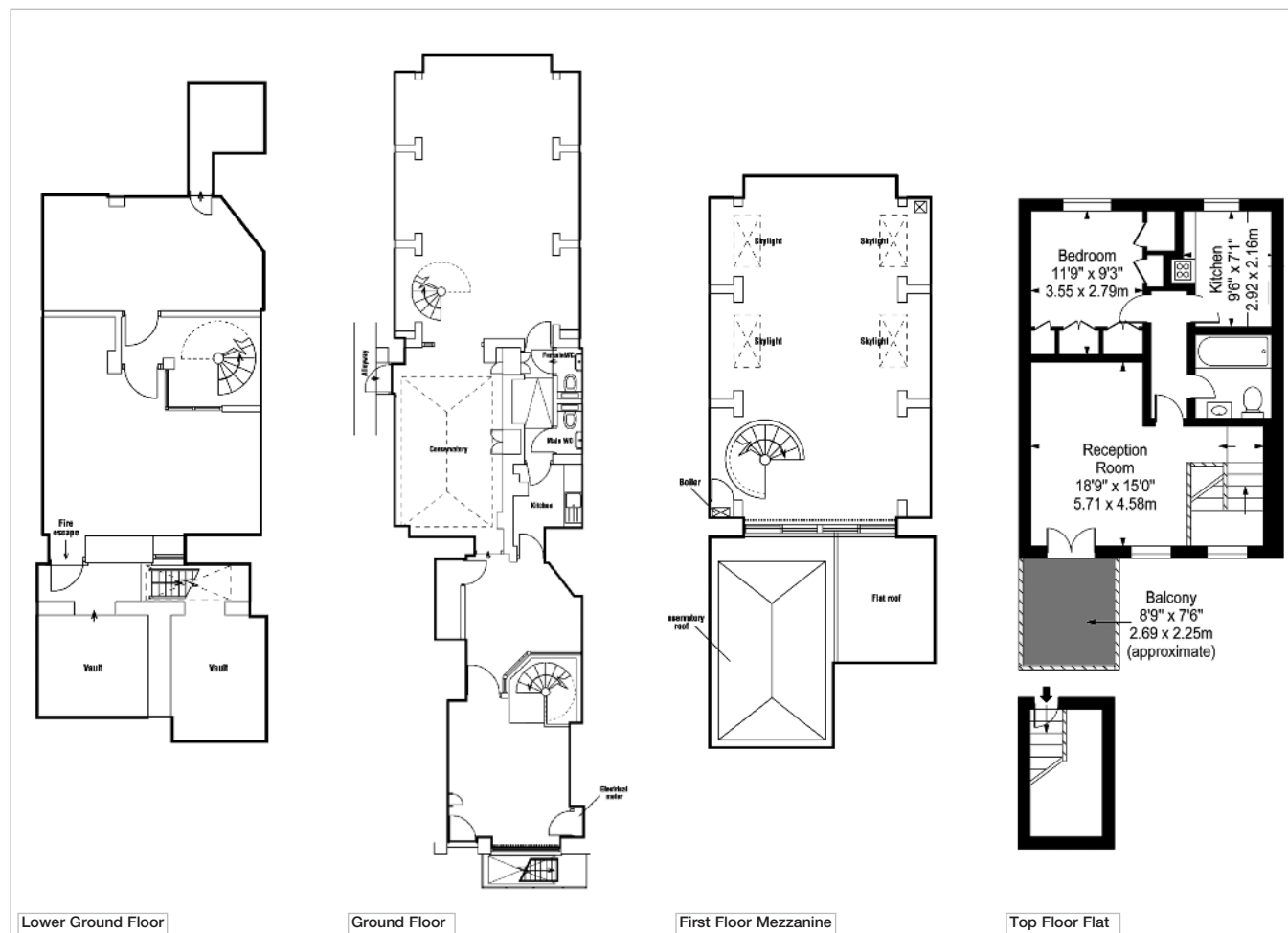
### Joint Auctioneers

Artus and Truelove (Ref: BA).  
Tel: 0207 758 0078.  
Email: bma@artusandtruelove.co.uk

### Seller's Solicitor

Messrs Underwood & Co (Ref: JH).  
Tel: 0207 526 6000.  
Email: jhickling@underwoodco.com

### INVESTMENT – Freehold Building



### Tenure

Freehold.

### Location

Lisson Street is located off Bell Street which in turn runs off Lisson Grove. The property itself is situated on the west side of Lisson Street. Shops and amenities are available along Edgware Road and in Central London. Communications are afforded by London Marylebone Rail Station and Edgware Road Underground Station (Bakerloo, Circle, District and Hammersmith & City Lines). The open spaces of Regents Park are also within reach.

### Description

The property comprises a mid terrace building arranged over lower ground, ground and three upper floors. Internally the building is arranged as lower ground, ground and ground/first floor (mezzanine) offices with three flats above.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

### To View

The property will be open for viewing every Tuesday and Thursday between 2.00 p.m. – 2.30 p.m. before the Auction.

Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Lower Ground/Ground/First Floor	Lower Ground – Spiral Stairs down to Office, Meeting Room, Vault Areas Ground – Office Area, Meeting Room Area through to Conservatory Office through to Further Office, Kitchen through to male and female WCs Ground/First (Mezzanine) Floor – Spiral Staircase up to Office approximate GIA excluding Vault Areas 208.3 sq m (2,242 sq ft)	Commercial lease in favour of SSL247 Limited for a term of 5 years from 1st June 2013	£45,500 p.a.
63A - First Floor	–	99 years from 10th December 1985 (thus having approximately 69 years unexpired)	£50 p.a.
63B - Second Floor	–	99 years from 9th January 1986 (thus having approximately 69 years unexpired)	£50 p.a.
63C - Third Floor	Reception Room through to Terrace Area, Bedroom, Kitchen, Bathroom with wash bain and WC Approximate GIA 55.5 sq m (598 sq ft)	Vacant Possession upon completion	

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





First Floor Mezzanine Offices



Conservatory Office



Ground Floor Offices



Lower Ground Floor Office