

30 QUEEN ANNE STREET

MARYLEBONE W1

VIRTUAL FREEHOLD FOR SALE

FORMER GEORGIAN TOWNHOUSE
WITH OFFICE AND MEDICAL USE

4,885 SQ FT - 453.93 M²

Investment Summary

- Classically proportioned Georgian townhouse built in the 1770's.
- Offered with vacant possession with development potential.
- Benefits from Office & Medical Use.
- Rare opportunity to purchase a Virtual Freehold held on a Long Lease.
- Approx. 927 years unexpired
- Held at a low ground rent of £7,000 per annum, reviewed at 20 year intervals to 2% of the Market Rent. The next review date is due in October 2036.
- Consent to extend over the rear of the ground floor.
- Planning application submitted August 2025 to include passenger lift - reference 25/05505/FULL.
- Guiding £6,500,000 excl. VAT reflecting a capital value of £1,330 per sq ft and £1,066 per sq ft on the gross internal area



EXCEPTIONAL WEST END LOCATION IN IMMEDIATE PROXIMITY
TO THE AMENITIES OF MARYLEBONE VILLAGE





Marylebone

Location

30 Queen Anne Street is a former Georgian townhouse located on the north side of this quiet thoroughfare between the junctions of Wimpole Street and Harley Street, just north of Cavendish Square and Wigmore Street.

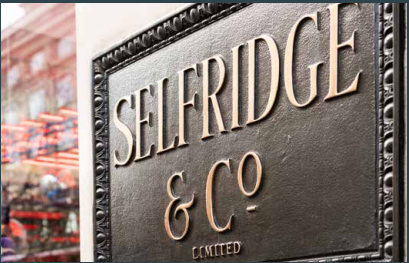
Both Oxford Circus & Bond Street Underground Stations are a short walk offering a multiple of lines including Central, Victoria, Jubilee and Elizabeth Line.

A short walk from fashionable Marylebone Village offering a diverse mix of retail, restaurants and fine dining, where the freeholder Howard De Walden Estate have heavily invested in making this a high quality destination.

Queen Anne Street is located adjacent to the internationally renowned Medical and Healthcare community predominately based in Harley and Wimpole Street and where its largest occupier is the Howard de Walden Estate and private equity firm Inflexion Plc.



A CAREFULLY CURATED MIX OF
BOUTIQUES, INTERNATIONAL
RETAILERS AND LUXURY
RESTAURANTS MAKE MARYLEBONE
VILLAGE ONE OF THE MOST
DESIRABLE LOCATIONS IN LONDON



BBC

GAIL's

GANNI

MONOCLE

THE WALLACE
COLLECTION

BRORA

SPACENK

THE
CONRAN
SHOP

CLAUDIE
PIERLOT

Nearby occupiers



Restaurants:

- 1. Fischer's
- 2. Chotto Matte
- 3. Le Relais de Venise L'Entrecote
- 4. Delamina
- 5. Lina Stores
- 6. The Ivy Café Marylebone
- 7. Sushi Atelier
- 8. Orrery
- 9. Nobu
- 10. Caldesi



Gyms:

- 1. AMP Athletic
- 2. BXR
- 3. Club 51
- 4. Third Space



Coffee and Sandwiches:

- 1. Back On Track Coffee
- 2. Hagen
- 3. Nathalie
- 4. Paul Rothe & Son
- 5. WatchHouse
- 6. Bayley & Sage



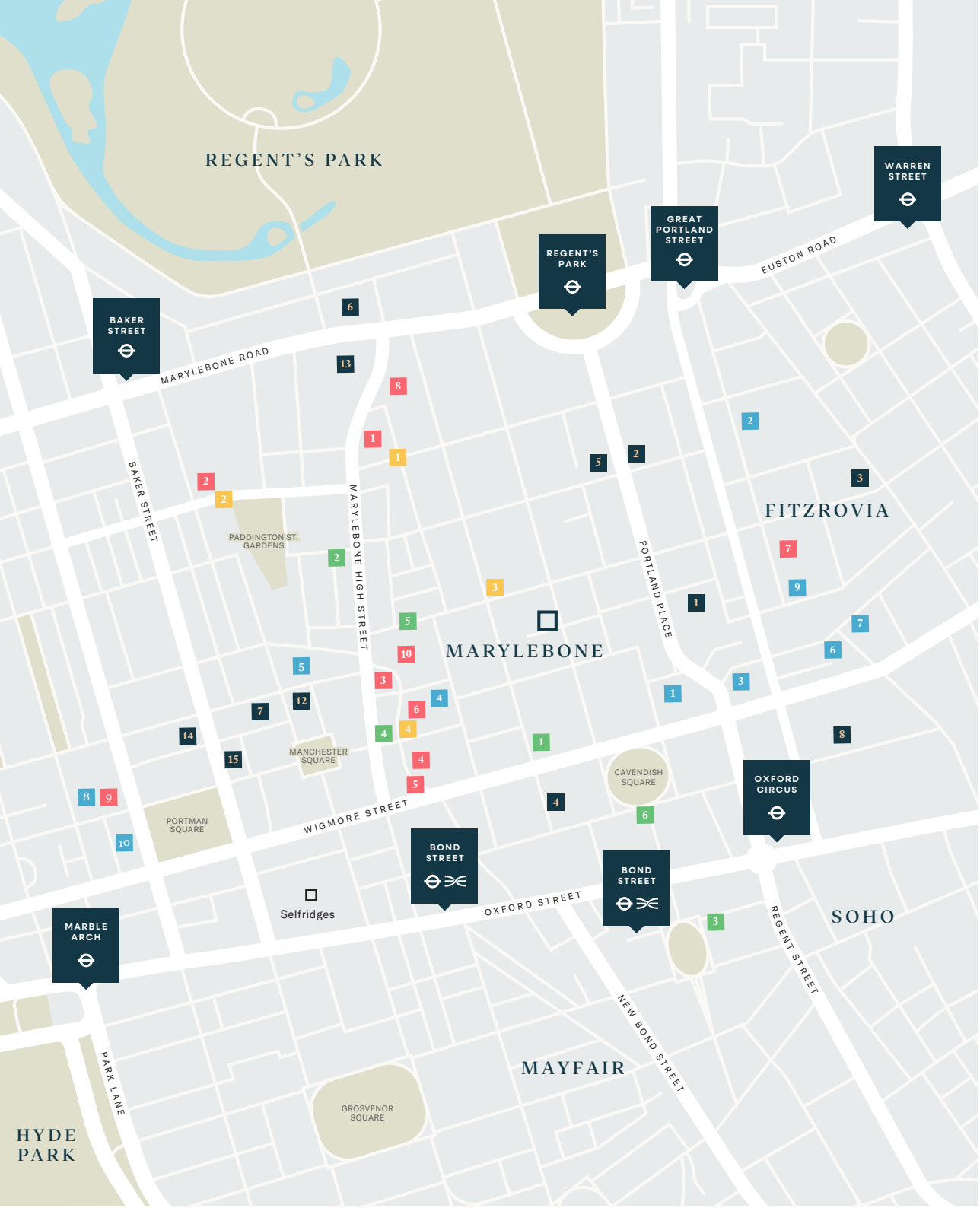
Hotels:

- 1. The Langham
- 2. The Fitzrovia Hotel
- 3. Treehouse Hotel
- 4. The Marylebone Hotel
- 5. Durrants Hotel
- 6. The London Edition
- 7. The Mandrake
- 8. Nobu Hotel
- 9. Langham Court Hotel
- 10. The Churchill Hotel



Headquarters:

- 1. BBC
- 2. RIBA
- 3. University
- 4. The Marylebone Hotel
- 5. Durrants Hotel
- 6. The London Edition
- 7. The Mandrake
- 8. Nobu Hotel
- 9. Langham Court Hotel
- 10. The Churchill Hotel



History

30 Queen Anne Street lies within a surge of development that began in 1710, known as the Cavendish Harley Estate. Queen Anne Street along with neighbouring Harley Street, at an early date became an area that attracted prominent physicians and surgeons. Notable figures include physician and writer Sir William Richard Gowers at No 50 and anaesthetist Sir Frederic William Hewitt at No 44.

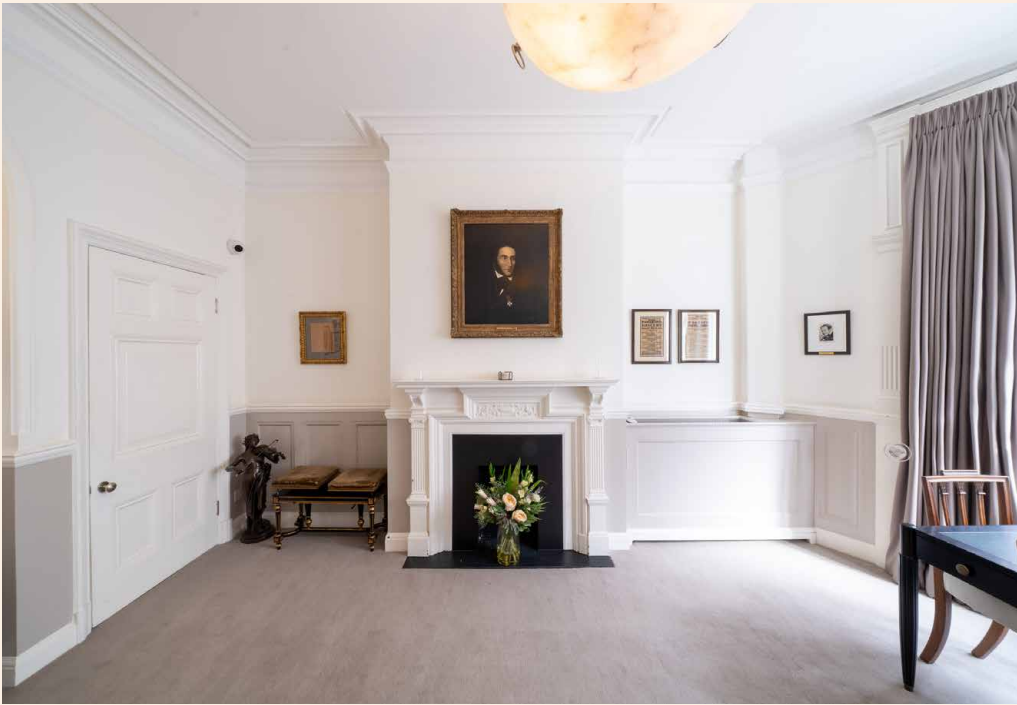
The building is the current home of the renowned violin dealer and restorer J & A Beare, whose dealings in stringed instruments began in 1847 and whose clients include some of the worlds prominent musicians, receiving the Queens Award for Enterprise.













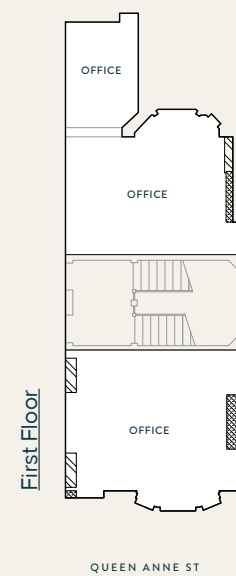
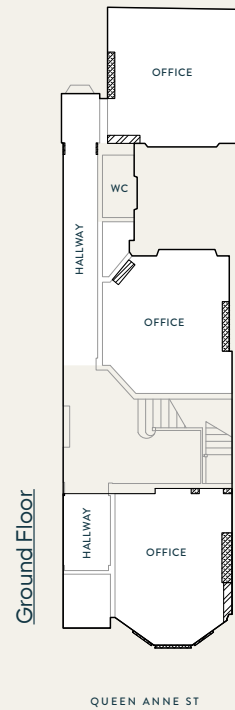
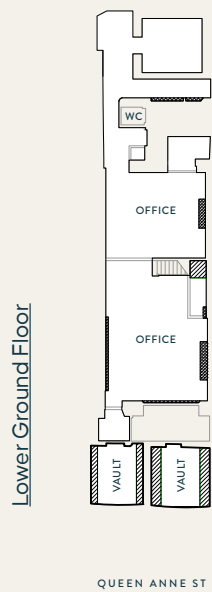
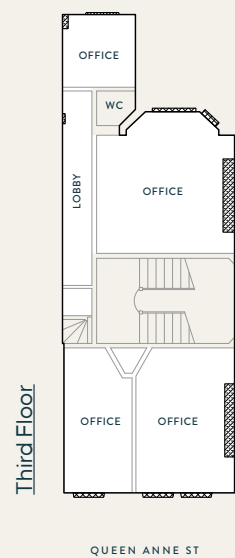
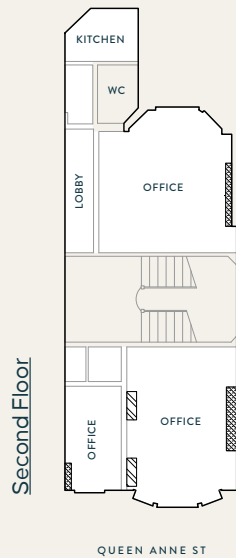


Accommodation

Measured by Lane & Frankham, in accordance with the RICS Code of Measuring Practice (6th Edition). A copy of the measured survey is available on request.

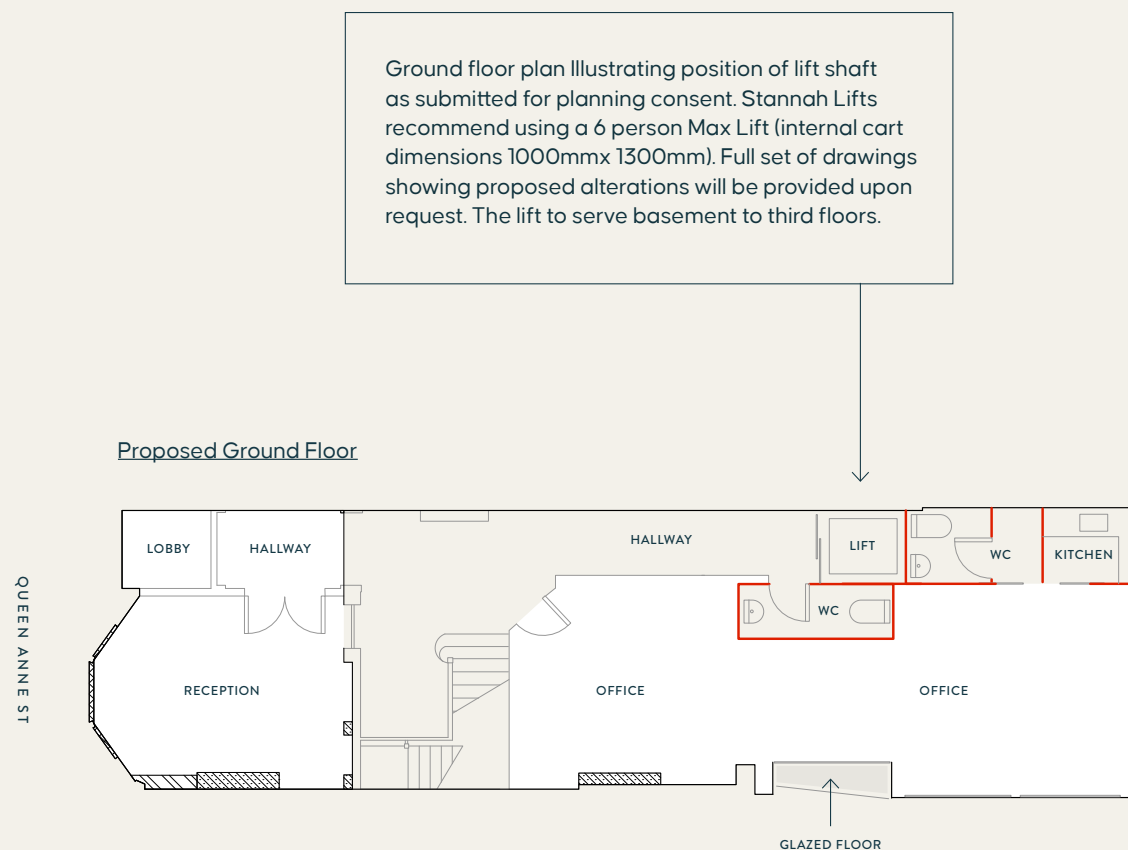
Existing Measured Floor Areas

FLOOR	USE	NIA		GIA	
		SQ FT	SQ M	SQ FT	SQ M
4th	Residential	-	-	614	57.00
3rd	Offices	714	66.30	952	88.40
2nd	Offices	688	63.90	964	89.60
1st	Offices	715	66.40	959	89.10
Ground	Offices	910	84.50	1,218	113.20
Lower Ground	Offices	1,244	115.60	1,393	129.40
TOTAL:		4,271	396.7	6,100	566.70
TOTAL NIA: INC. 4TH FLOOR RESI.		4,885	453.80		



Improved floor areas post refurbishment with the addition of passenger lift

FLOOR	USE	NIA		GIA	
		SQ FT	SQ M	SQ FT	SQ M
4th	Residential	-	-	614	57.00
3rd	Offices	687	66.10	904	86.90
2nd	Offices	725	69.70	901	86.70
1st	Offices	1,040	100.00	1,218	117.10
Ground	Offices	1,141	109.70	1,346	129.50
Lower Ground	Offices	1,101	105.90	1,334	128.30
TOTAL:		4,694	451.40	6,317	605.50
TOTAL NIA: INC. 4TH FLOOR RESI.		5,308	493.13		



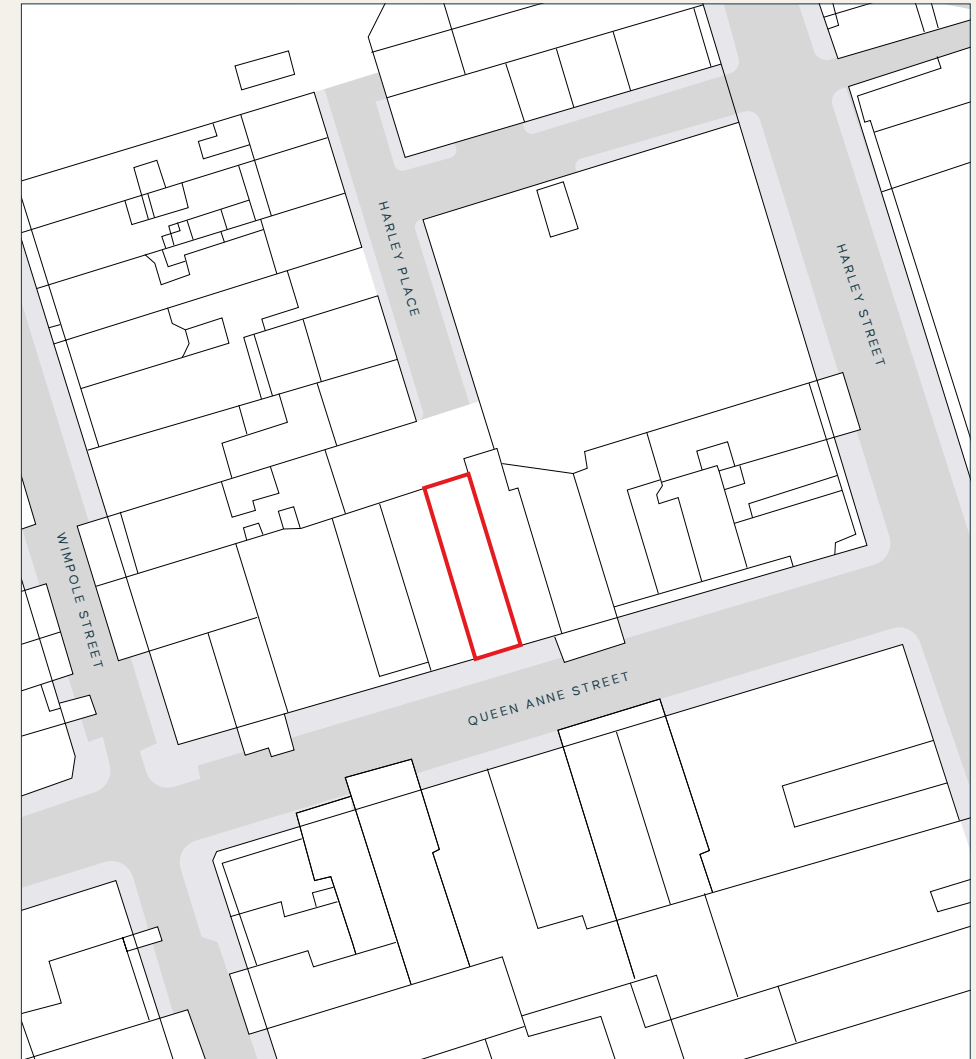
FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE.

Tenure

- Long leasehold from the Howard de Walden Estate for a term of 999 years from 11th October 1953.
- Expiring in 10th October 2952, having 927 years unexpired.
- Subject to a gearing of 2% of the Market Rent reviewed at intervals of 20 years.
- Present ground rent is £7,000 per annum with the next rent review due in October 2036.
- The property benefits from Office, Medical and Healthcare Use. The 4th floor has residential use.

Planning.

- Located in the City of Westminster
- The property is not Listed however, sits within the Harley Street Conservation Area.
- The property benefits from a planning consent to erect an infill extension at basement and ground floor and a single storey extension over the rear of the 1st floor.
- A planning application dated 6th August, 2025 for the installation of a passenger lift, status pending.



Comparable Sales Transactions



81 - 88 Baker Street
Marylebone



15 Manfield Street,
Marylebone



14 Cavendish Square
Marylebone

ADDRESS	DATE	SIZE (SQ FT)	TENURE	PRICE (PSF)	COMMENTS
13 Harley Street, Marylebone	Mar-25	5,480	LLH	£6,950,000 (£1,268)	Owner Occupier
Elliot House, 28a Devonshire Street, Marylebone	Mar-25	3,212	VFH	£5,650,000 (£1,760)	Owner Occupier
Scandia House, 6 Albermarle Street, Mayfair	Jan-25	10,280	FH	£25,000,000 (£2,432)	-
14 Cavendish Square, Marylebone	Jan-25	5,973	FH	£21,000,000 (£3,515)	Owner Occupier
5 - 7 Mandeville Place, Marylebone	Dec-24	19,296	FH	£29,300,000 (£1,518)	For conversion to residential
81 - 88 Baker Street, Marylebone	Oct-24	29,166	FH	£33,800,000 (£1,159)	Investor purchase
15 Manfield Street, Marylebone	Sep-24	6,200	LLH	£20,700,000 (£3,338)	Owner Occupier
22 Gilbert Street, Mayfair	Aug-22	4,997	LLH	£9,500,000 (£1,900)	Owner Occupier
94-96 Wigmore Street, Marylebone	Jun-22	11,796	FH	£24,700,000 (£2,094)	Owner Occupier

Further Information

VAT

The building is elected for VAT

EPC

D 99

Anti-Money Laundering

A successful bidder will be required to provide the necessary information to satisfy AML requirements.

Proposal

Offers are invited in excess of **£6,500,000** (subject to contract), reflecting a low capital value of **£1,330 per sq ft** on the net internal area and **£1,066 per sq ft** on the gross internal area'

Viewing

Inspections are strictly by appointment only and can be arranged through the selling agents - contact details below:



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Patrick Beech

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September 2025.