

# 74-78 SEYMOUR PLACE

TO LET | MODERN HEALTHCARE PREMISES

4,961 SQ.FT

FITTED PREMISES BENEFITTING FROM A HIGH  
QUALITY DENTAL AND MEDICAL FITOUT

Includes a range of surgeries, a theatre,  
x-ray suite and large patient reception area

SUITABLE FOR CLASS E USE

RIB

ROBERT IRVING BURNS

Alexander  
Reece  
Thomson

CHARTERED SURVEYORS

LONDON

W1H 2EH



# ABOUT THE PROPERTY

An exceptional opportunity to acquire approximately 4,961 sq ft of high-specification dental and medical accommodation, arranged over ground and lower ground floors in the heart of Marylebone.

The premises have benefited from substantial investment in their medical infrastructure and fit-out, providing an incoming occupier with the opportunity to secure an established clinical environment with extensive specialist facilities already in place.

The premises comprise an adaptable healthcare property with a high quality modern fit out to suit both dental practices and medical clinics. We understand that the current fitout has been approved by the CQC for the outgoing occupiers.

The premises are currently configured to provide up to 12 consulting / treatment rooms, a Theatre and ancillary accommodation



# THE BUILDING

## ACCOMMODATION

The premises provide the following approximate floor areas

| FLOOR        | NIA SQ.FT.   | GIA SQ.FT.   |
|--------------|--------------|--------------|
| Ground       | 2,535        | 2,843        |
| Lower Ground | 2,426        | 2,806        |
| <b>TOTAL</b> | <b>4,961</b> | <b>5,649</b> |

Areas are approximate and subject to verification.

## AN OPPORTUNITY FOR HEALTHCARE OPERATORS

The existing clinical infrastructure provides an opportunity for established dental and medical seeking to expand their London presence or establish a new specialist facility.

The premises may be suitable for a range of medical and healthcare uses, including private clinics, specialist medical practices, dental operators, surgical facilities and other healthcare providers, subject to the necessary consents, regulatory approvals and an incoming operator's specific requirements.

the existing fitout is adaptable to suit a wide range of healthcare occupiers and is envisaged to benefit an incoming occupiers significant capital expenditure compared to taking premises in shell condition, subject to the incoming occupier's technical and operational requirements.

## AVAILABILITY

The premises are available for occupation from March 2027 or potentially sooner by negotiation.

The opportunity is being marketed confidentially. Further information, including floor plans, photographs, the existing specification and quoting terms, is available upon request.

For further information or to arrange a inspection, please contact the letting team.

# THE BUILDING

## AMENITIES

- High quality fitted healthcare premises suitable for a wide range of dental and medical occupiers
- Potential to use the current configuration of space for up to 12 consulting / treatment rooms, a Theatre, x-ray suite, and ancillary accommodation
- Recently Serviced Comfort cooling throughout
- Level Access and Disabled access WC
- Raised floors to consulting / treatment areas
- Uninterrupted Power Supply (UPS)
- Substantial investment in existing fitout
- Approx. 65ft prominent ground floor frontage to Seymour Place
- Prominent Marylebone location with excellent access to public transport
- Pay by phone parking available within approximately 50m on Bryanston Place
- External Plant Area
- Well configured adaptable floorplates
- No restriction against non surgical aesthetics or on the number of practitioners permitted to work at the premises
- Popular 'Portman Village' location

## FINANCIALS

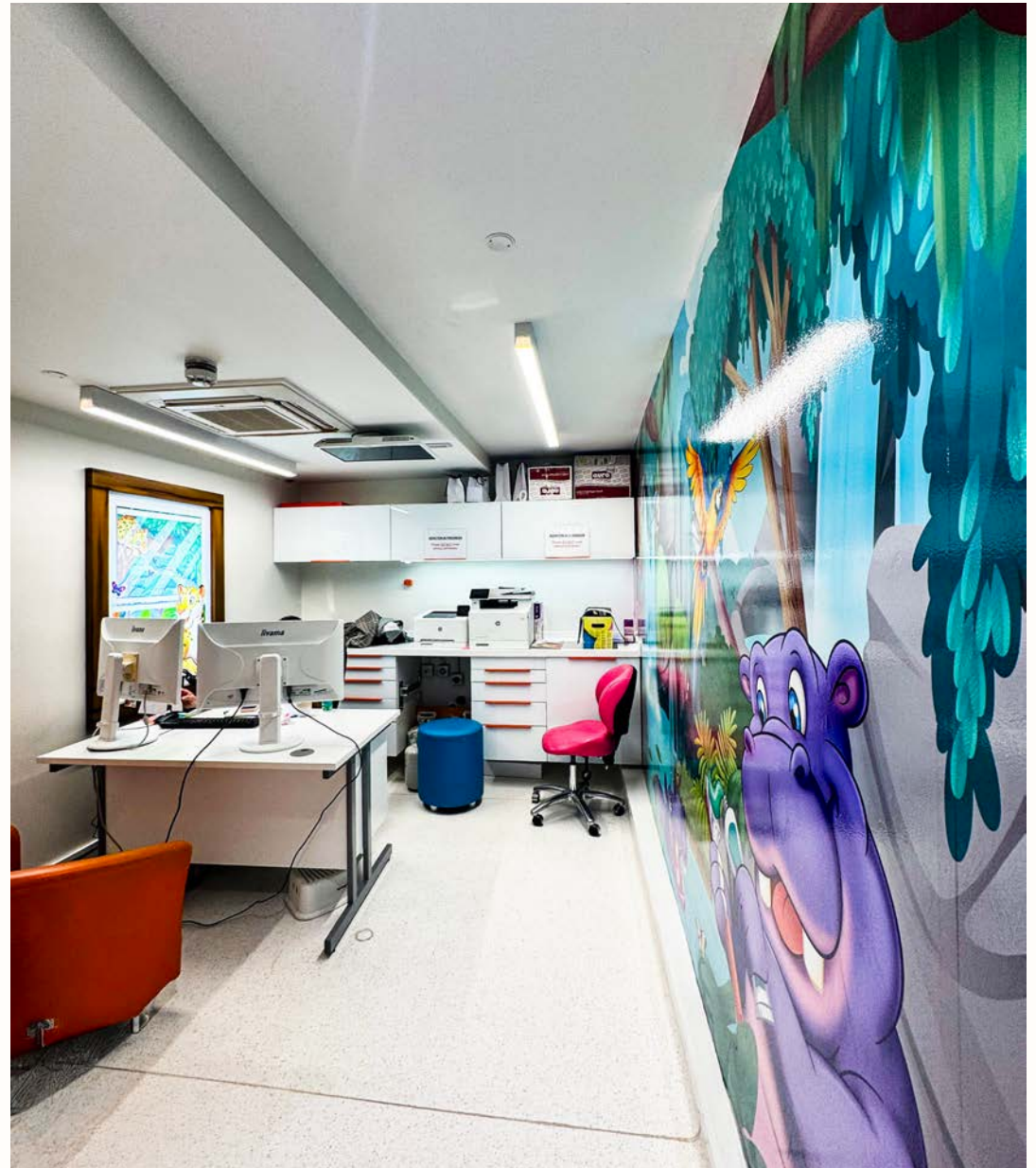
| FLOOR                                  | LOWER GROUND | GROUND | TOTAL           |
|----------------------------------------|--------------|--------|-----------------|
| TOTAL SIZE (SQ.FT.)                    | 2,426        | 2,535  | 4,961           |
| QUOTING RENT (P.A.)                    |              |        | £295,000        |
| ESTIMATED RATES PAYABLE (P.A.)         |              |        | £117,600        |
| SERVICE CHARGE                         |              |        | TBC             |
| <b>ESTIMATED OCCUPANCY COST (P.A.)</b> |              |        | <b>£412,600</b> |

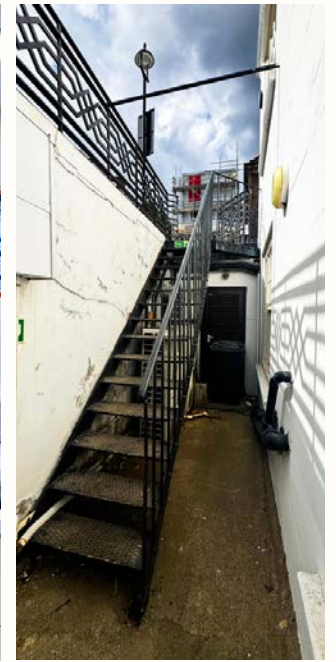
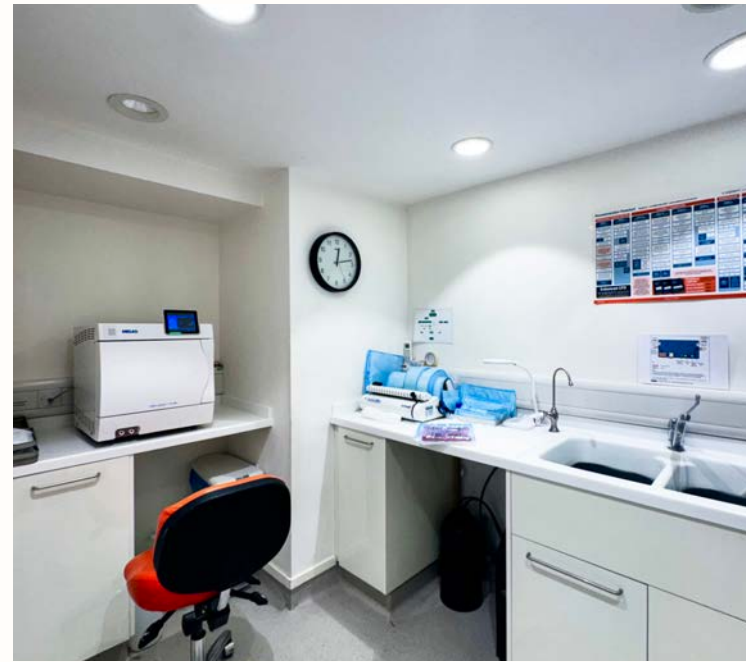


# PORTMAN VILLAGE

Portman Village is an established retail, leisure and dining quarter in the heart of Marylebone, centred on Seymour Place and New Quebec Street, immediately north of Marble Arch. The Portman Estate launched Portman Village in 2001 as part of a long-term strategy to establish the two streets as a distinctive independent retail destination. Today, Seymour Place is particularly well known for its restaurants, cafés and specialist retailers, while New Quebec Street provides a complementary mix of boutiques, neighbourhood services and food and beverage operators.

The area has benefited from substantial and sustained investment by The Portman Estate, which owns approximately 110 acres of Marylebone. The Estate states that since 2002 it has invested an average of £20 million per annum across Marylebone, including the regeneration of Seymour Place, New Quebec Street and Chiltern Street, and anticipates reinvesting approximately £350 million Estate-wide over the following ten years. This investment has encompassed buildings, public realm and placemaking, with an emphasis on improving pedestrian environments, introducing greenery and strengthening the area's independent retail, leisure and hospitality offer.





## A wide-angle photograph of a busy street in London, likely Regent Street. The street is lined with historic buildings, featuring a mix of red brick and white stone facades. On the left, a prominent building has a curved corner with large windows. The street is filled with cars, including a silver car in the foreground and a white car further back. Pedestrians are walking on the sidewalks, and a traffic light is visible on the right side of the street. The sky is blue with scattered white clouds.



The building benefits from excellent transport links being within easy walking distance to Marylebone, Baker Street, Edgware Road and Paddington Stations.

**REGENT'S PARK**

**HYDE PARK**

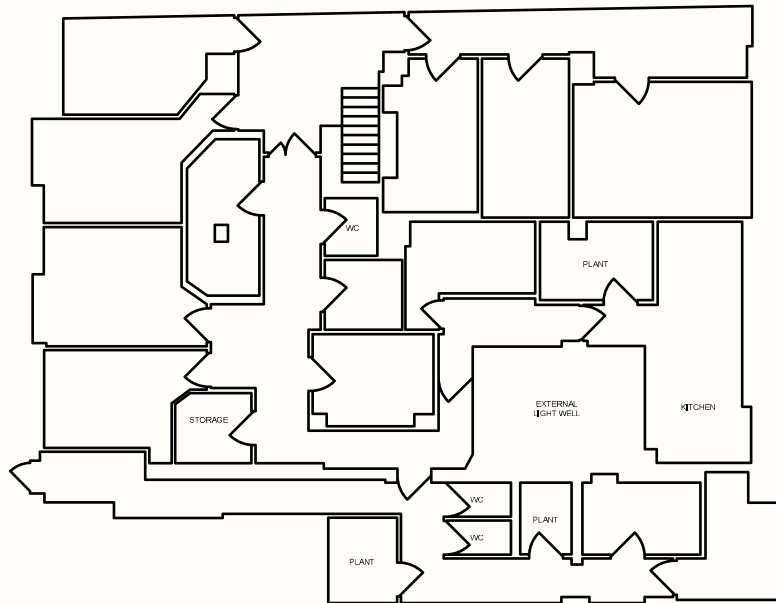
**Restaurants:**

- 1 The Grazing Goat
- 2 The Harcourt
- 3 Kurobuta
- 4 The Larrik
- 5 Locanda Locatelli
- 6 Monocle Café
- 7 Pickled Hen
- 8 Roba Bar & Restaurant
- 9 Seymour's Parlour
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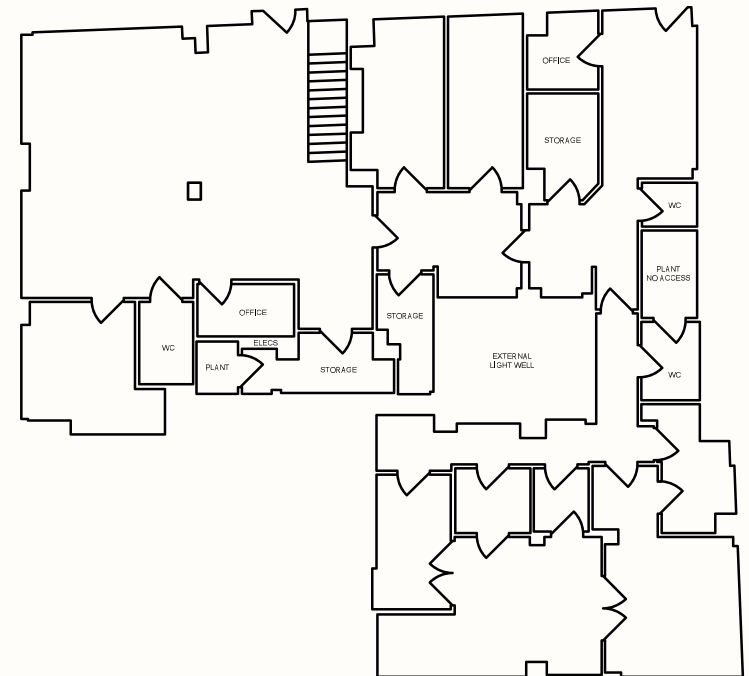
- 1 ABASTO
- 2 Bernardi's
- 3 Boxcar
- 4 The Borough Barista
- 5 The Carpenters Arms
- 6 Casa Malevo
- 7 Chiltern Firehouse
- 8 The Churchill Bar and Terrace
- 9 Daisy Green
- 10 The Frontline Club Restaurant
- 11 Gail's
- 12 The Grazing Goat
- 13 The Harcourt
- 14 Kurobuta
- 15 The Larrik
- 16 Locanda Locatelli
- 17 Monocle Café
- 18 Pickled Hen
- 19 Roba Bar & Restaurant
- 20 Seymour's Parlour

# FLOOR PLANS

## LOWER GROUND FLOOR



## GROUND FLOOR



# FURTHER INFORMATION

## LEASE

A new effective Full Repairing and Insuring lease is available direct from the landlord for a term to be agreed. The security of tenure provisions will be considered on a case-by-case basis.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

72 C

## VAT

The property is elected for VAT.

## FLOOR PLANS

Available upon request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2026

## CONTACT US

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CHARTERED SURVEYORS