

EXCITING
REPOSITIONING/
REDEVELOPMENT/
OWNER OCCUPIER
OPPORTUNITY
IN NORTH WEST
LONDON

LILIAN BAYLIS HOUSE WEST HAMPSTEAD



Lambert
Smith
Hampton

Location

165 Broadhurst Gardens,
West Hampstead,
London NW6 3AU

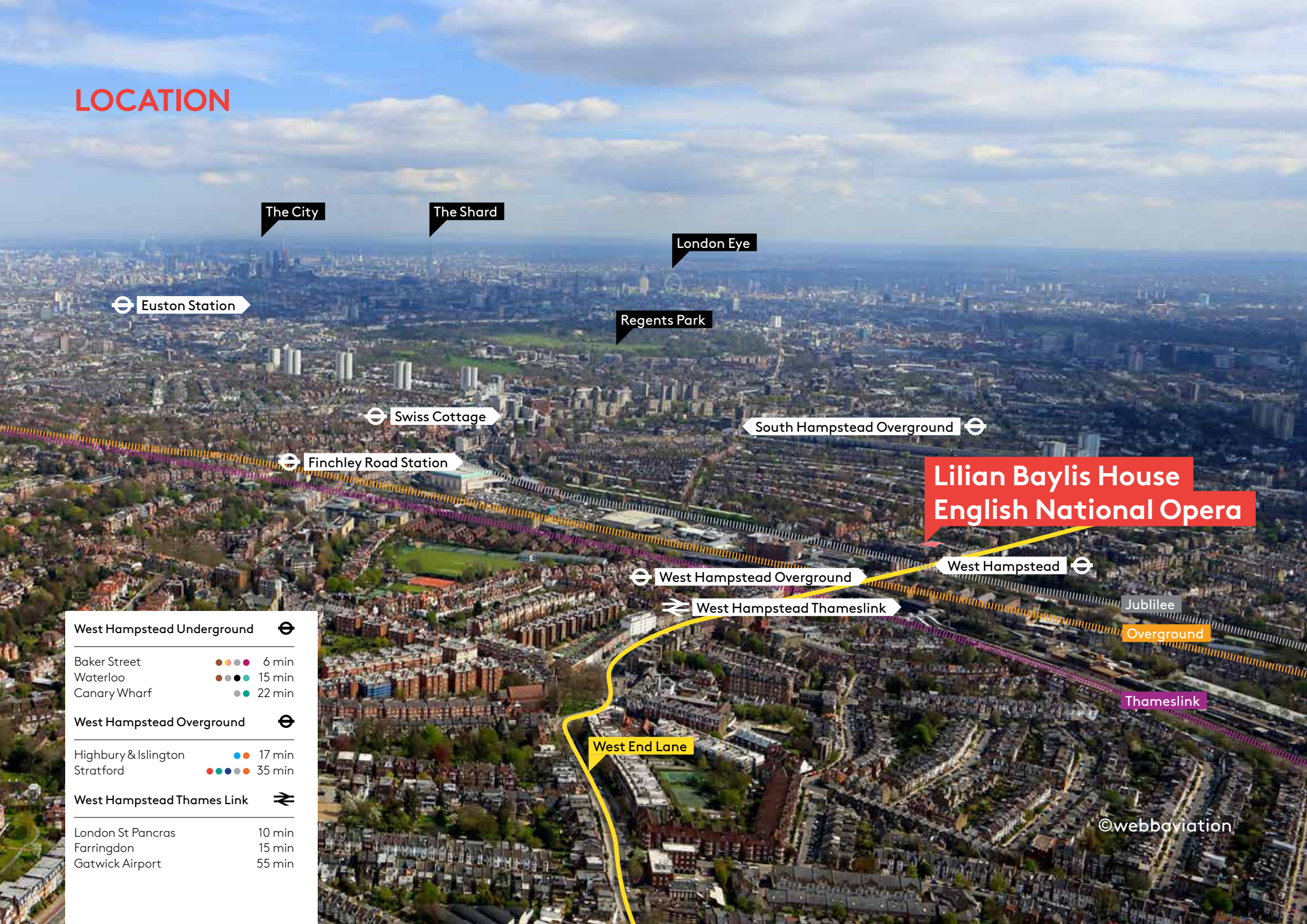


THE OPPORTUNITY

- Located in the affluent North West London area of West Hampstead
- Self-contained semi-detached building with historical interest dating back to 1910. Currently arranged over lower ground, ground and two upper floors to provide three large rehearsal studios, with ancillary offices and design studios with excellent floor to ceiling heights
- The property extends to 2,707 sq m (29,146 sq ft) GIA
- The building is conveniently located 150 yards from West Hampstead Overground Station and 100 yards from West Hampstead Underground (Jubilee Line) on Broadhurst Gardens in a predominantly residential area, surrounded by a number of shops, bars and restaurants. Finchley Road and Hampstead Heath are within an easy walking distance
- The property is situated in the London Borough of Camden South Hampstead Conversation Area and is Grade Two listed. We understand that the property potentially has a Sui Generis use but advise interested parties to make their own inquiries
- The property requires significant upgrade and modernisation, but may be suitable for a range of alternate uses or redevelopment subject to planning
- The property is held freehold and is currently occupied by the owner, the English National Opera, there are no existing leases in situ
- Seeking offers in excess of £11,000,000 (eleven million pounds), subject to contract and exclusive of VAT
- A purchase at this level reflects a low capital value of £377psf on the GIA



LOCATION



The City

The Shard

London Eye

Regents Park

Euston Station

Swiss Cottage

South Hampstead Overground

Finchley Road Station

Lilian Baylis House
English National Opera

West Hampstead Overground

West Hampstead

West Hampstead Thameslink

Jubilee

Overground

Thameslink

West End Lane

West Hampstead Underground

Baker Street	● ● ● ●	6 min
Waterloo	● ● ● ●	15 min
Canary Wharf	● ● ● ●	22 min

West Hampstead Overground

Highbury & Islington	● ● ● ●	17 min
Stratford	● ● ● ●	35 min

West Hampstead Thames Link

London St Pancras	10 min
Farringdon	15 min
Gatwick Airport	55 min

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LOCATION

Lilian Baylis House is located on Broadhurst Gardens in West Hampstead, in the London Borough of Camden, Northwest London. The property has frontage onto Broadhurst Gardens and West Hampstead Mews to the rear.

The subject property is well positioned in regards to public transport; it's approximately 150 yards from West Hampstead Station, providing over-ground railway services and 100 yards from West Hampstead Underground station, served by the Jubilee Line. The wider Borough of Camden is well served by public Transport; including three mainline railway stations St Pancras, Kings Cross and Euston. It will soon include the Crossrail link at Tottenham Court Road.

Vehicle access and parking at the property is restricted, and parts of the Borough are now included in both London's Congestion-Charge Zone and the Ultra-Low Emission Zone.

West Hampstead is a predominately residential area; a large number of the Victorian terraces on either side of West End Lane have been converted into two or three flats. Although, in the immediate vicinity of the property there are a number shops, cafe-restaurants and bars. The property is also within walking distance of Kilburn High Street which has a greater commercial offering.

The London Borough of Camden is home to the second highest number of businesses in London, after Westminster, specialising in highly skilled, high value parts of the economy such as law, management consultancy and advertising. Geographically, 17% of Camden's jobs are located in north-western employment sites including Hampstead, Kentish Town and Swiss Cottage.



PROPERTY

Lilian Baylis House is a semi-detached building arranged over lower ground, first and second floor levels, and currently provides one of the key rehearsal venues for the ENO. Originally constructed in around 1910, it has been subsequently extended on several occasions. The property was previously occupied by Decca Records. The property is generally of brick construction throughout with a mix of flat and pitched roofs.



ACCOMMODATION

The property has a Gross Internal Area of 29,146 sq ft as independently confirmed by Plowman and Craven through a measured survey. The accommodation is arranged to provide three large rehearsal studios, with ancillary office and design studio space. The rehearsal studios are on the ground and lower-ground floors, with ancillary offices and design studios located throughout the building.

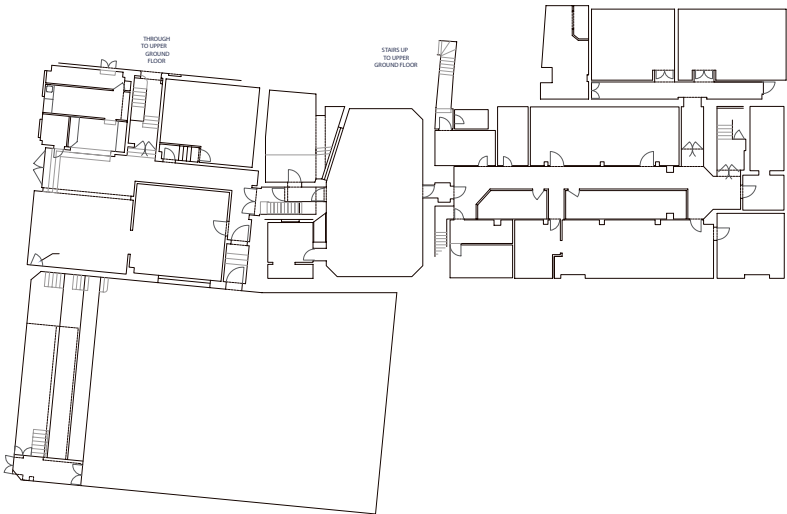
The premises has been extended in a piecemeal fashion over time, as a result the ancillary offices and design studios are not arranged in a uniform manner.

Floor	Area (sq ft)	Area (sq m)
Lower Ground	12,388	1,150.8
Ground	6,369	591.7
First	7,303	678.5
Second	3,086	286.7
Total (GIA)	29,146	2,707.7



EXISTING FLOOR PLANS

Basement & Lower Ground



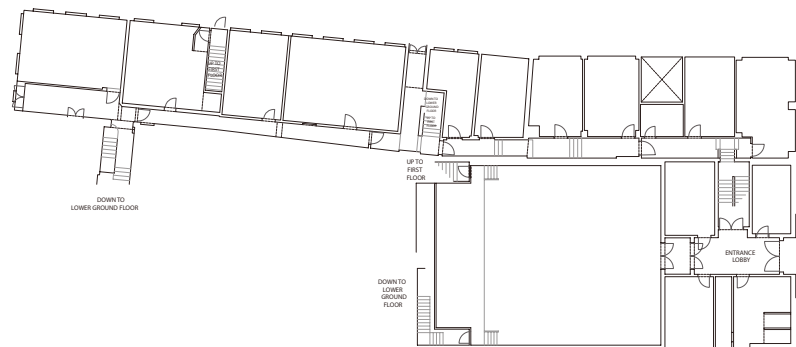
Broadhurst Gardens

Ground



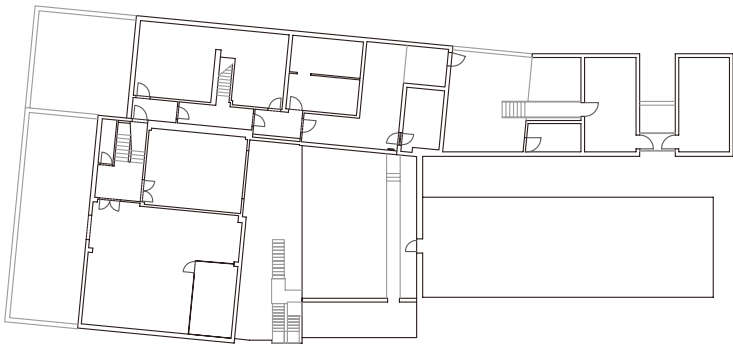
Broadhurst Gardens

First Floor



Broadhurst Gardens

Second Floor



Broadhurst Gardens

GROSS INTERNAL AREA			
FLOOR	USE	AREA (sq m)	AREA (sq ft)
SECOND	Mixed	286.7	3086
FIRST	Mixed	678.5	7303
GROUND	Mixed	591.7	6369
LOWER GROUND	Mixed	1150.8	12388
OVERALL TOTAL		2707.7	29146

Floor plans not to scale for identification purposes only

SITE

The site extends to approximately 0.35 acres

TENURE

Freehold. The approximate extent of the freehold title is shown outlined in red on the site plan.
A report on title is available in the data room.



FURTHER INFORMATION

Planning

The property is situated in the London Borough of Camden. The property is Grade Two listed and lies within South Hampstead Conservation area.

EPC

A copy of the EPC is available in the data-room.

Data Room

A data room has been set up to provide details of all the property and legal requirements which is deemed relevant to the sale. Access will be provided on request.

Proposal

We are instructed to seek unconditional offers in excess of £11,000,000, subject to contract and exclusive of VAT.



**For further information, access to the data room
or to arrange an inspection please contact:**

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