



31 LISSON GROVE

MARYLEBONE, LONDON

FREEHOLD CLASS E CORNER BUILDING FOR SALE

SUITABLE FOR INVESTORS/OWNER OCCUPIERS

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Rare opportunity to acquire a freehold corner building situated in Marylebone, Central London.
- The property comprises a self-contained Class E building arranged over basement, ground and three upper floors.
- The office is fully let to 4C Hotels – Victoria LLP at a current passing rent of £56,050 per annum exclusive and will benefit from **vacant possession on 30th September 2026**.
- 1,648 sq ft (NIA) | 153 sq m (NIA).
- Price: £1,190,000 (One Million One Hundred And Ninety Thousand Pounds), for the Freehold Interest, Subject to Contract.



LOCATION

31 Lisson Grove occupies a prominent corner position within Marylebone, Central London.

The property is situated on the eastern side of Lisson Grove with frontage on both Bell Street and Lisson Grove and benefits from immediate proximity to Baker Street, Marylebone High Street and Regent's Park.

The surrounding area provides an extensive range of retail, leisure and hospitality amenities, with nearby occupiers including independent cafés, restaurants, hotels and national operators.

Marylebone continues to experience strong occupational demand driven by its excellent transport connectivity, attractive streetscape and proximity to both the West End and Paddington.



Regent's Park



Marylebone High Street



Marylebone Station





CONNECTIVITY

31 Lisson Grove benefits from excellent connectivity in the heart of Central London. The property is within walking distance of Edgware Road, Baker Street and Marylebone stations, providing access to the Bakerloo, Circle, District, Hammersmith & City, Jubilee and Metropolitan lines, alongside national rail services from Marylebone. Paddington Station and the Elizabeth Line are also nearby, offering fast connections across London and to Heathrow Airport.

STATION	DISTANCE	LINES
MARYLEBONE	0.4 mi	● Bakerloo ● National Rail
EDGWARE ROAD	0.3 mi	● Circle ● District ● H&C ● Bakerloo
BAKER STREET	0.7 mi	● Jubilee ● Metropolitan ● Circle ● H&C ● Bakerloo
PADDINGTON	1.0 mi	● Elizabeth Line ● Heathrow Express ● National Rail

THE PROPERTY

The property comprises a self-contained freehold corner Class E building arranged over basement, ground and three upper floors.

The property benefits from extensive window frontage onto Lisson Grove and Bell Street and allows for natural light across the front elevations, enhancing the overall working environment and occupier appeal.

The property is accessed directly from Lisson Grove and benefits from a prominent frontage within an established commercial location in the heart of Marylebone.

The building has been occupied as offices for a number of years and is considered well suited to continued office use, refurbishment or repositioning, subject to the purchaser's requirements.

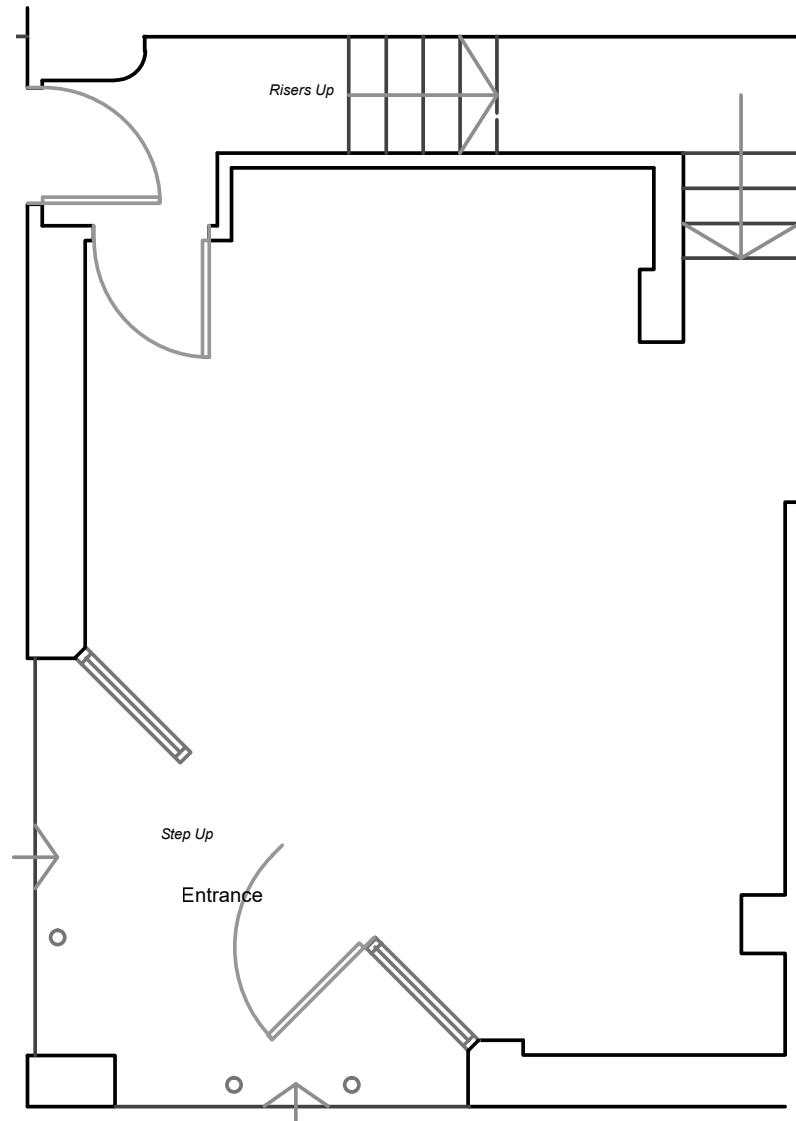
The property presents in good occupational condition throughout and offers future asset management potential upon expiry of the existing lease in September 2026.



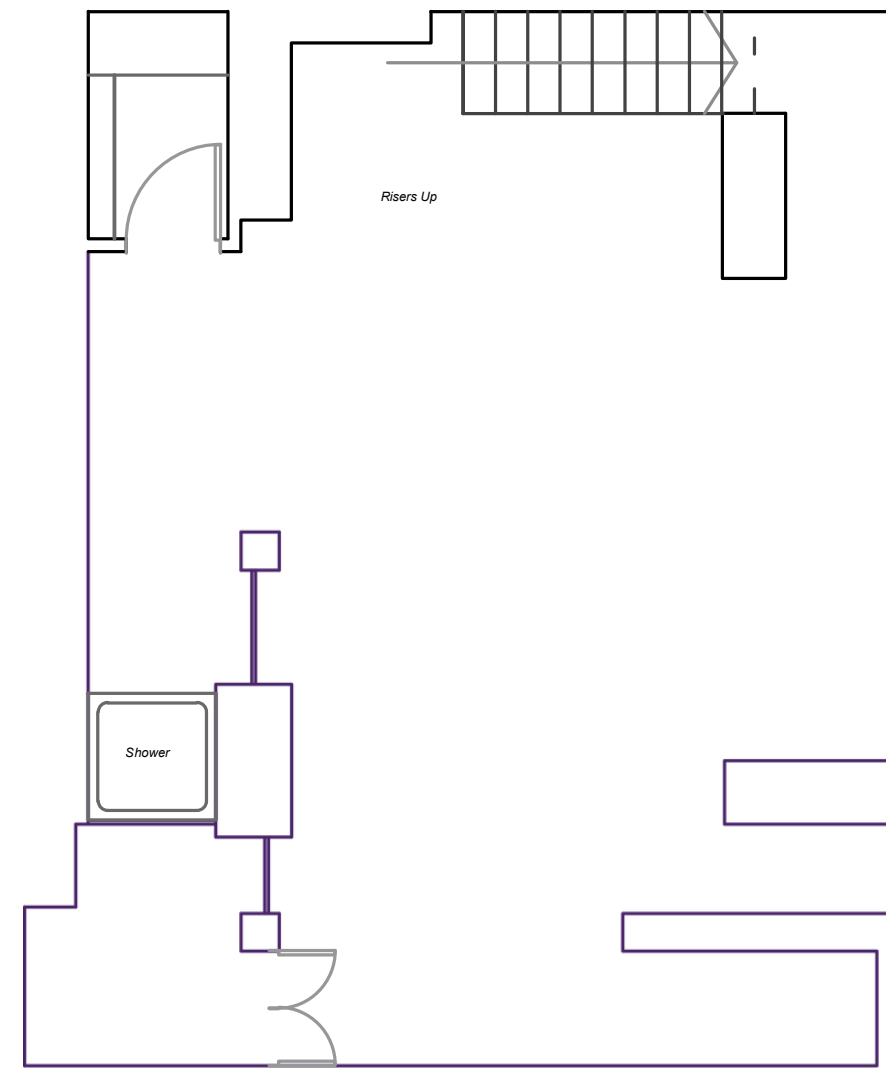
ACCOMMODATION SCHEDULE

FLOOR	NIA (SQ_M)	NIA (SQ_FT)
Basement	47	505
Ground	28	304
First	25	267
Second	25	272
Third	28	300
TOTAL	153	1,648

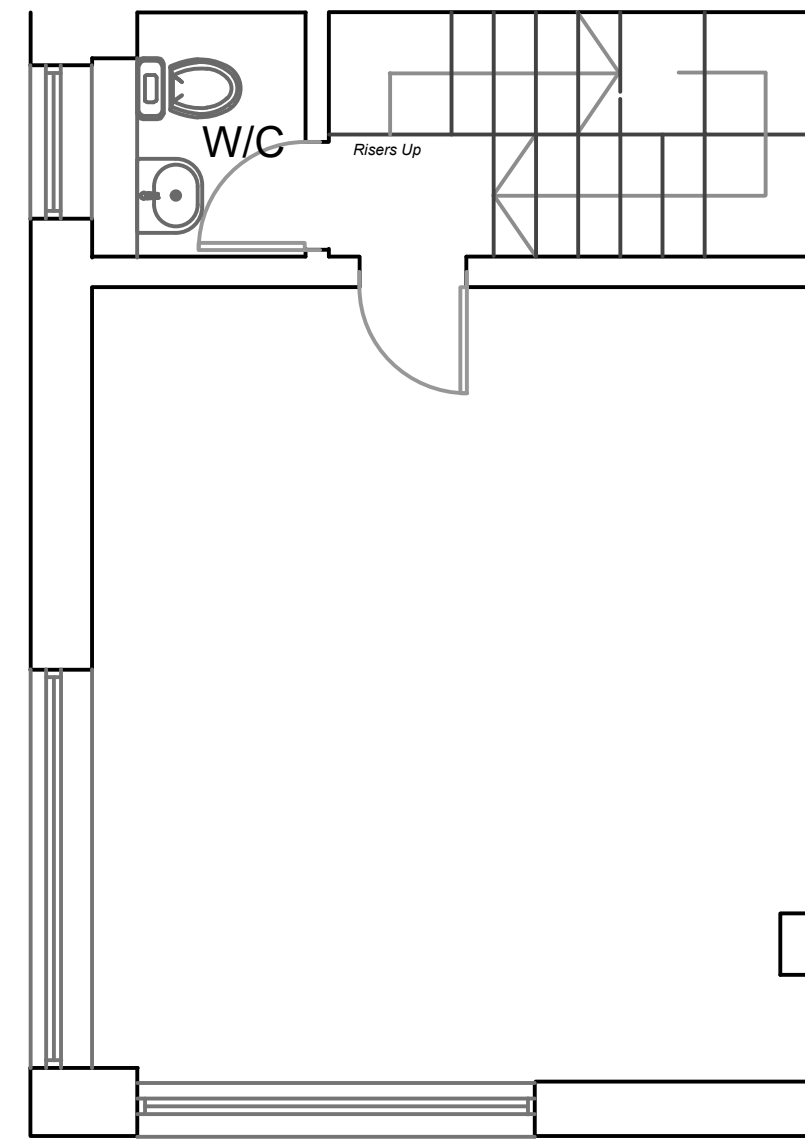
FLOOR PLANS



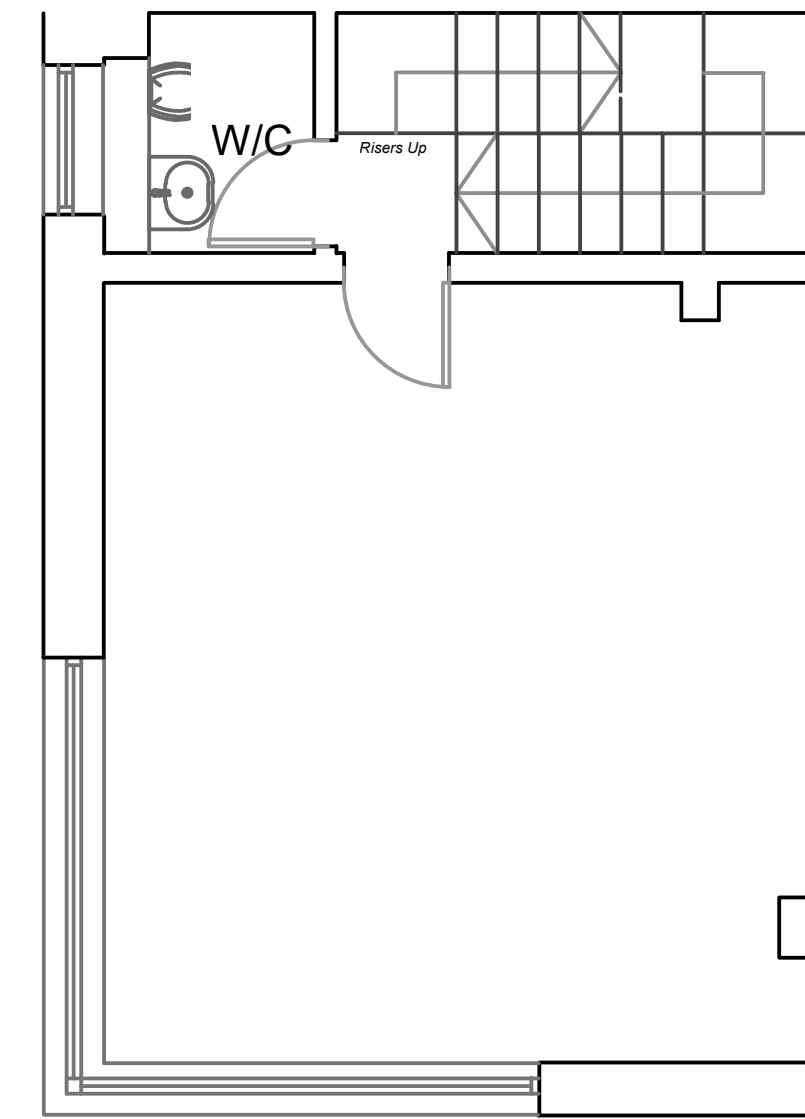
GROUND FLOOR



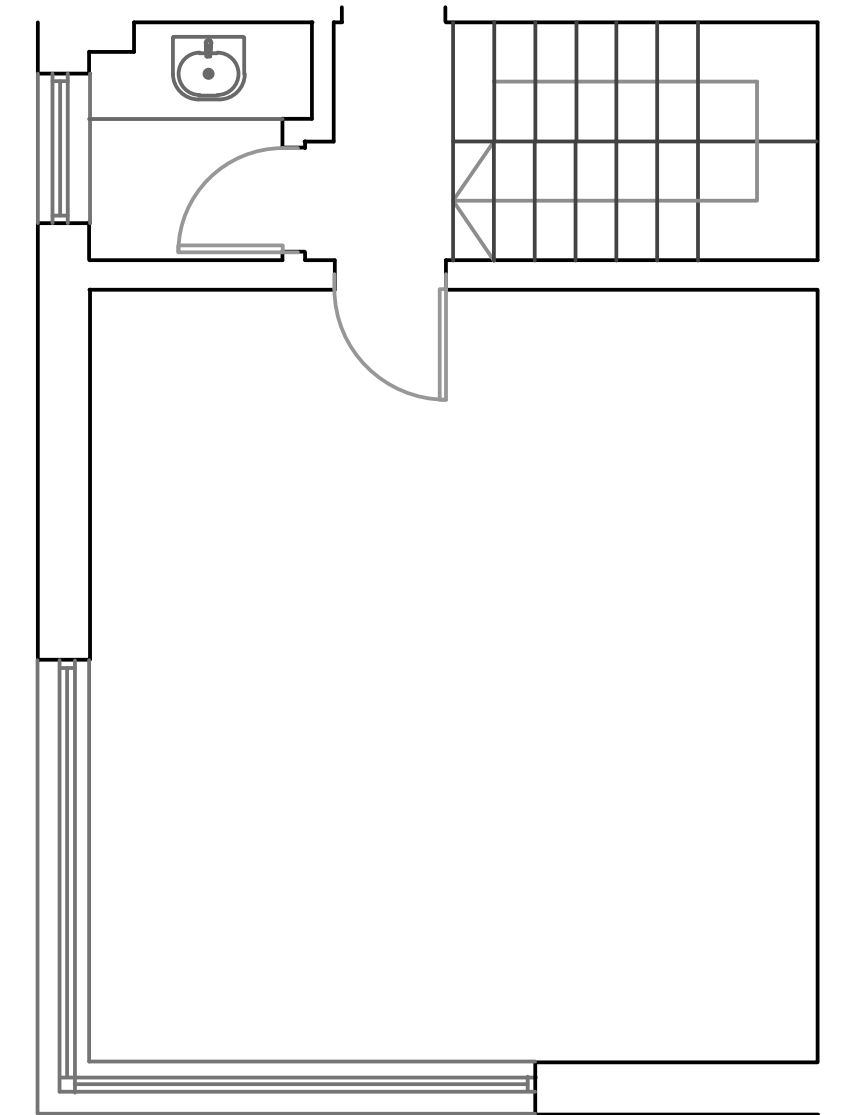
LOWER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TENURE

The property is held by way of freehold and is registered at HM Land Registry under Title Number: LN32660

PRICE

£1,190,000 (One Million One Hundred And Ninety Thousand Pounds), for the Freehold Interest, Subject to Contract.

VAT

TBC

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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.

FOR FURTHER INFORMATION CONTACT:

Michael Georgiou
07879 896 480
Michael.g@rib.co.uk

Damien Field
07956 125 543
Damien@rib.co.uk

RIB

ROBERT IRVING BURNS