

6A ROSSMORE ROAD, MARYLEBONE, LONDON NW1 6NJ

School building with development potential

Potential for continued educational uses, or alternative uses subject to the necessary consents.

- ◆ Marylebone Road (A40) 500m. Marylebone Mainline and Underground Station 500m
- ◆ Buildings: 9,591 sq ft (891 sq m)
- ◆ Freehold for sale



6A ROSSMORE ROAD, MARYLEBONE, LONDON NW1 6NJ

Location

This property represents a superb opportunity to purchase a substantial D1 educational property in a Central London location. The property and main entrance fronts onto Rossmore Road with the rear entrance fronting onto Broadley Terrace. St Paul's Church bounds the property on the south west side, and there are residential apartments on the north eastern boundary. The entrance to St Pauls' Church lies under part of the first floor of the Theatre School, creating a flying freehold.

The site is located in the City of Westminster, east from Edgware Road, west of Regents Park and north of the Marylebone Road (A40). The property is easily accessible by public transport, with Marylebone Underground (Bakerloo Line), approximately 0.2 miles to the south, which is also the nearest train station. The popular Marylebone High Street is a short distance away with a variety of shops, restaurants and pubs and the property benefits from its close proximity to the wide open space of Regents Park.

Description

The property comprises a four storey Victorian school, originally constructed as a Church school and most recently used as a performing arts school. The property is of brick construction with modern extensions and comprises classrooms, offices, rehearsal areas, studios, a recording studio and a refectory. Externally there are three small enclosed courtyards.

Schedule of Accommodation

Floor	Description	Sq M (GIA)	Sq Ft (GIA)
Ground	Library, refectory, classrooms, large studio, offices, WCs and changing rooms	221	2,376
First	Classrooms, recording studio, theatre with stage, offices, WCs and changing rooms	289	3,111
Second	Classrooms, staffroom, Principal's office	231	2,492
Third	Large studio and storage areas	150	1,613
Total		891	9,591

Town Planning

The property has an established use as a school which falls within the D1 (Non-residential institutions) Use Class. The School lies within the Lisson Grove Conservation Area, however it is not listed. The property is suitable for continued use as a school, other uses within the D1 Use Class or alternative uses, subject to the necessary consents.

Tenure

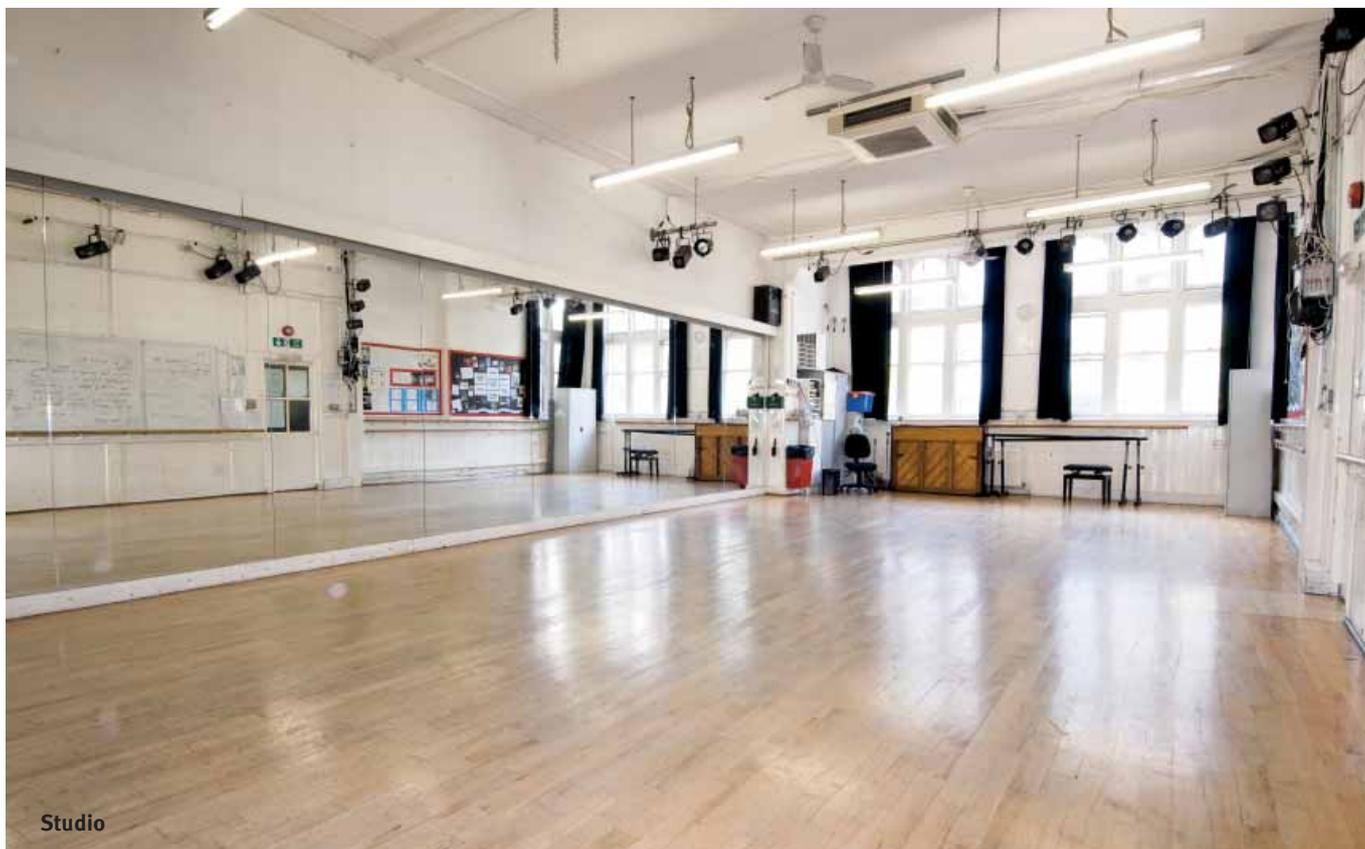
The property is offered for sale freehold with vacant possession. The freehold title is registered at the Land Registry under title number NGL628561. The property has a 'flying freehold' of circa 500 sq ft, over the Church entrance at ground floor. Please refer to the Land Registry documentation on the dedicated website.

Services

It is understood that mains water, electricity, gas and drainage are available to the property, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.



Studio



Studio

Statutory authority

Westminster City Council, Westminster City Hall, 64 Victoria Street, London. SW1E 6QP. Tel: 020 7641 6000. Email: planninginformation@westminster.gov.uk.

Method of sale

The freehold of the property is available for sale by private treaty. We do however reserve the right to proceed to an informal tender process. Please see the dedicated website for the bid procedure document.

VAT

We are advised that the property is not elected for the purposes of VAT. However, the vendor reserves the right to elect the property for VAT purposes at any stage.

Further information

Further information on the property is available including

- Title Information
- Bid Procedure
- This Brochure
- Floorplans
- EPC



This information is available from the dedicated website: www.inst.knightfrank.com/view/theatre

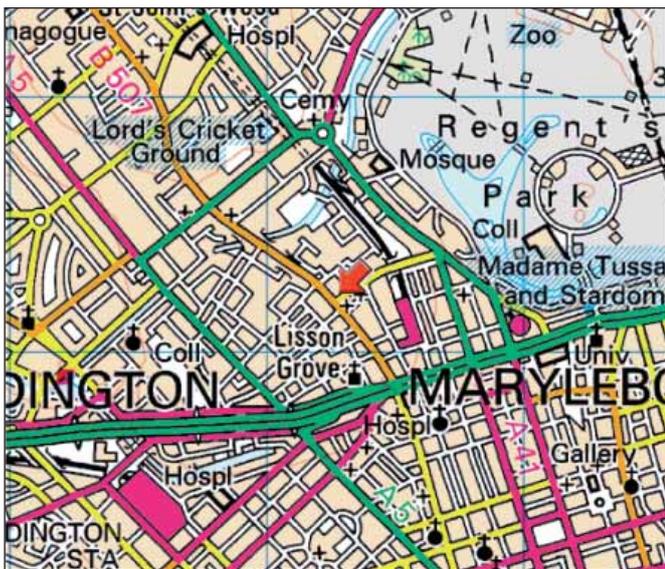
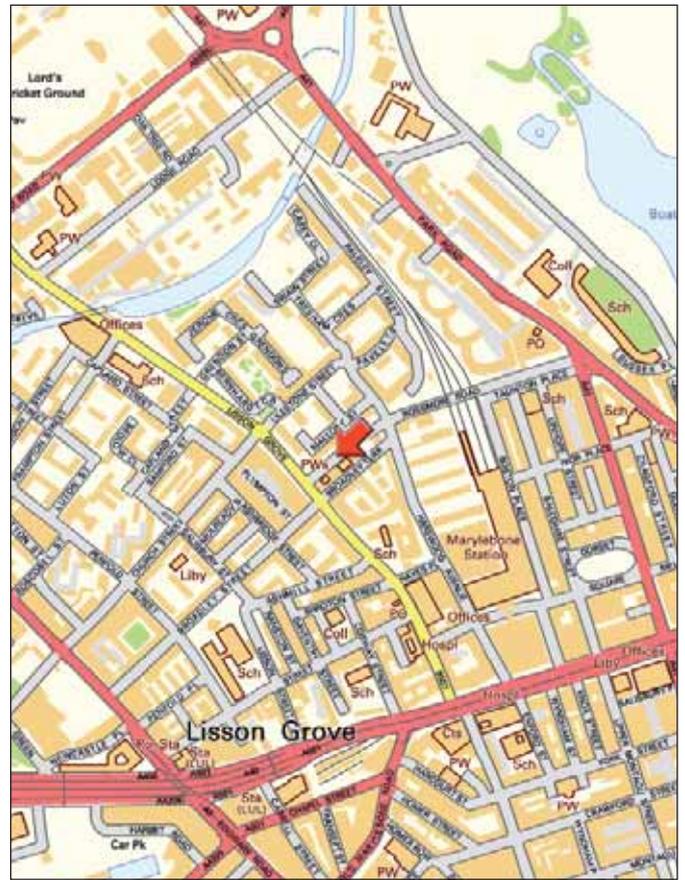
The password is: 'school'

Should you wish to discuss the property in further detail or to arrange a viewing, please contact:

Morgan Allen BSc (Hons) MRICS,
 Surveyor, Knight Frank LLP
 55 Baker Street, LONDON, W1U 8AN, United Kingdom.
 Tel +44 (0)20 7861 5426 morgan.allen@knightfrank.com

Sophie Linton BSc MA MRICS,
 Associate, Knight Frank LLP
 55 Baker Street, LONDON, W1U 8AN, United Kingdom.
 Tel +44 (0)20 7861 5428 sophie.linton@knightfrank.com

David Coskie FRICS MCI Arb,
 Partner, Wright & Partners
 24 Hanover Square, LONDON, W1S 1JD, United Kingdom.
 Tel +44 (0)20 7529 5437 dpc@wrightandpartners.co.uk



Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars and photography dated: May 2010

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

020 7493 4121
wrightandpartners.co.uk
 24 Hanover Square, London, W1S 1JD

020 7629 8171
KnightFrank.co.uk
 55 Baker Street, London, W1U 8AN

