



Phoenix

Daventry Street, Marlyebone, London, NW1 5NX

Leasehold Asking Price £150,000

Sidney Phillips has been instructed by our client to invite written offers for The Phoenix, NW1 5NX

Interested parties are requested to submit their offers by no later than

17:00 FRIDAY 21st AUGUST 2026

by email to: **rcockayne@sidneyphillips.co.uk** or
SouthEast@sidneyphillips.co.uk.

Please see bidding requirements overleaf.

Ref: 96590

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips

BIDDING REQUIREMENTS

PURCHASER

Please provide the identity of the purchasing entity and funding partner (if any), along with any supporting background information including relevant track record and financial details.

FINANCIAL OFFER

Please state your total cash consideration (in pounds sterling) and confirmation of any proposed non-refundable deposits. Please also confirm that a 10% deposit will be paid on exchange of contracts.

FINANCING

Please provide full details and evidence of the source of funds for the acquisition.

PROFESSIONAL TEAM & DUE DILIGENCE

Please confirm the details of your professional team and provide full details of due diligence undertaken by you and your advisors to date.

CONDITIONALITY

Our client has a strong preference for offers on an unconditional basis, except subject to Landlord approval.

TIMETABLE & APPROVALS

Please confirm any prior approvals you have undertaken before submitting your offer and any further approvals required to complete the purchase.

Please set out your realistic best proposed timetable to complete legal due diligence, obtain further approvals, and exchange and complete contracts, subject to the probate process noted below.

LEGAL ADVISORS

Please provide details of your UK solicitors and any other advisors relevant to the purchase.

Please note that the sale is predicated on completion of a probate process, the timescales of which are beyond the direct control of Sidney Phillips and their client. All written offers submitted by the 21st August 2026 should acknowledge this circumstance.



CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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