

Ref: CG/LP

29<sup>th</sup> November 2013

Fitzrovia Land Limited  
25 Harley Street  
London  
W1G 9BR

Dear Sirs

**Re :16A Cleveland Street ,Marylebone , W1T 4HX**

The above property was offered at our national auction sale on 31st July 2013 and formed part of a catalogue comprising some 200 properties . The catalogue contained a mix of residential and commercial properties together with land with the sale being extensively advertised in national and local press together with a number of web portals .

This particular property was also separately advertised in the leading commercial property magazine , The Estates Gazette .

We conducted a number of open house viewings in the lead up to the auction on 16<sup>th</sup> July, 18<sup>th</sup> July, 22<sup>nd</sup> July, 24<sup>th</sup> July, 26<sup>th</sup> July and 30<sup>th</sup> July. At the auction itself , there were a number of bidders , all of whom had registered upon arrival at the auction .

We have conducted research into all people that expressed interest in this property and indeed bid at the auction . From this , we conclude that the only interest , despite marketing to all sectors , was from buyers seeking to carry out a residential development at the premises.

This is further supported in that the seller was an NHS Trust . Prior to disposal their procedures would require them to asses that the premises were surplus to requirement and of no use for similar purpose within this organisation.

Yours Sincerely

  
**Christopher J O Glenn**  
**Divisional Managing Director**  
**BARNARD MARCUS AUCTIONS**



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