

**From:** Morris, Peter <Peter.Morris@Candi.nhs.uk>  
**Sent:** 04 December 2013 10:10  
**To:** Ian Sowerby  
**Subject:** FW: 16 CLEVELAND STREET W1

Dear Ian

The information I have on the original Occupiers is limited still, and not completely clear about the reasons why it fell out of a D1 use. However I have learned the following:

"It was a needle exchange in the 1990's and into early 2000's. Local opposition to the service eventually forced the closure of the needle exchange. It was then used from the early 2000's till 2008 as the Camden Drug Service's criminal justice rapid access service. It was then empty for about a year. After this it was then briefly used for the combined Camden Alcohol Service (C&I and CRI) until that was moved to Early Mews in (I think) 2010/2011"

Kind regards

Peter Morris

Peter Morris MRICS  
**Estates Manager**

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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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