

# Lot 15, Units A & B, 4-8 Winchester Road, Swiss Cottage, London,

**NW3 3NT**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



London Retail Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 15, Units A & B, 4-8 Winchester Road, Swiss Cottage, London,

## NW3 3NT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

## Property Information

### London Retail Opportunity

- Substantial Ground and Lower Ground Floor Commercial Unit (Class E)
- Approximate Floor Area of 374.30 sq m (4,029 sq ft)
- Of interest to Owner Occupiers and Investors
- Prominent Location within 2 miles of London's West End
- Close to Swiss Cottage Underground Station and Leisure Centre, within a densely populated residential area

### Lot

15

### Auction

18th May 2023

### Vacant Possession

### Status

Available

### Sector

High Street Retail

### Auction Venue

Live Streamed Auction

On Behalf of Joint LPA Receivers

### Location

#### Miles

2 miles north of London's West End, 0.5 miles north west of Primrose Hill & 0.5 miles north of St John's Wood

#### Roads

A41 Wellington Road/Finchley Road

#### Rail

Swiss Cottage Underground Station (Jubilee Line) (17 minutes to Bond Street Station), South Hampstead and Finchley Road Underground Stations

#### Air

London Heathrow Airport, London Luton Airport and London City Airport

### Situation

Swiss Cottage is a popular and affluent London residential suburb, 2 miles north of London's West End. St John's Wood, Primrose Hill, West Hampstead & Regents Park are all within 1 mile. The property is situated on the east side of Winchester Road forming part of an attractive recently developed residential building. Swiss Cottage Library, Swimming Club, Community Centre and Underground Station are located in the immediate vicinity.

### Tenure

Virtual Freehold. Held for a term of 999 years at a peppercorn ground rent.

### Description

The property comprises a ground floor retail unit with ancillary accommodation on the lower ground floor forming part of a larger residential building.

Unit C&D is also being offered for sale separately as Lot 6.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer. As to the residential flats, the tenants have been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987. The notices were served on the 16/01/2023 the tenants had until the 17/03/2023 to respond to the notices. As no tenants had responded to the notices by the 17/03/2023, the tenants are not able to exercise the right of pre-emption on this sale.

### Completion Period

Six week completion

### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 15, Units A & B, 4-8 Winchester Road, Swiss Cottage, London, NW3 3NT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground Lower Ground	Class E	195.90 178.40	(2,109) (1,920)	VACANT POSSESSION (1)
<b>Total Approximate Floor Area</b>		<b>374.30</b>	<b>(4,029)</b>	

(1) Interest has been received from occupiers to lease the unit, further details are available with the auctioneer.

# Lot 15, Units A & B, 4-8 Winchester Road, Swiss Cottage, London, NW3 3NT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)





# Lot 15, Units A & B, 4-8 Winchester Road, Swiss Cottage, London, NW3 3NT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

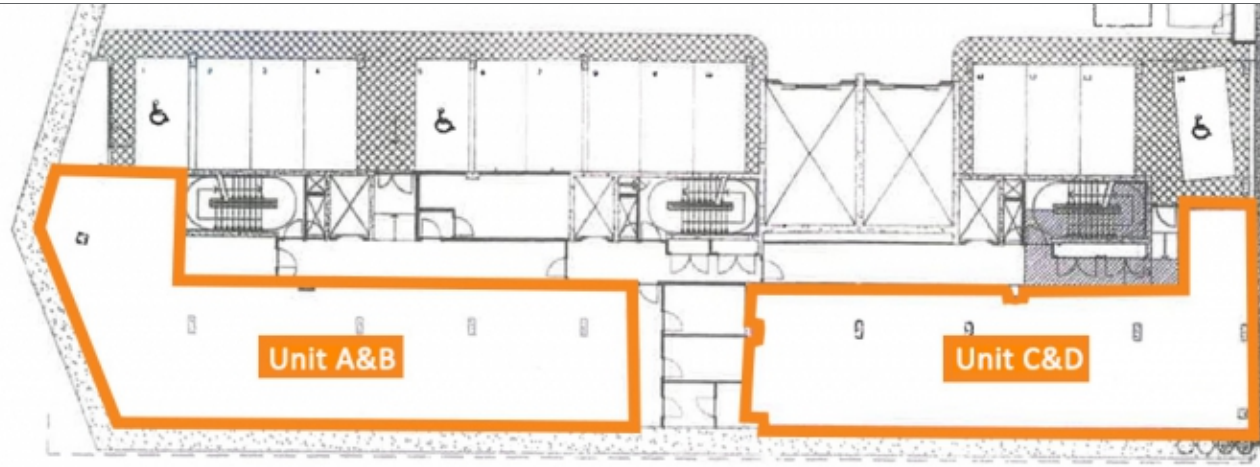




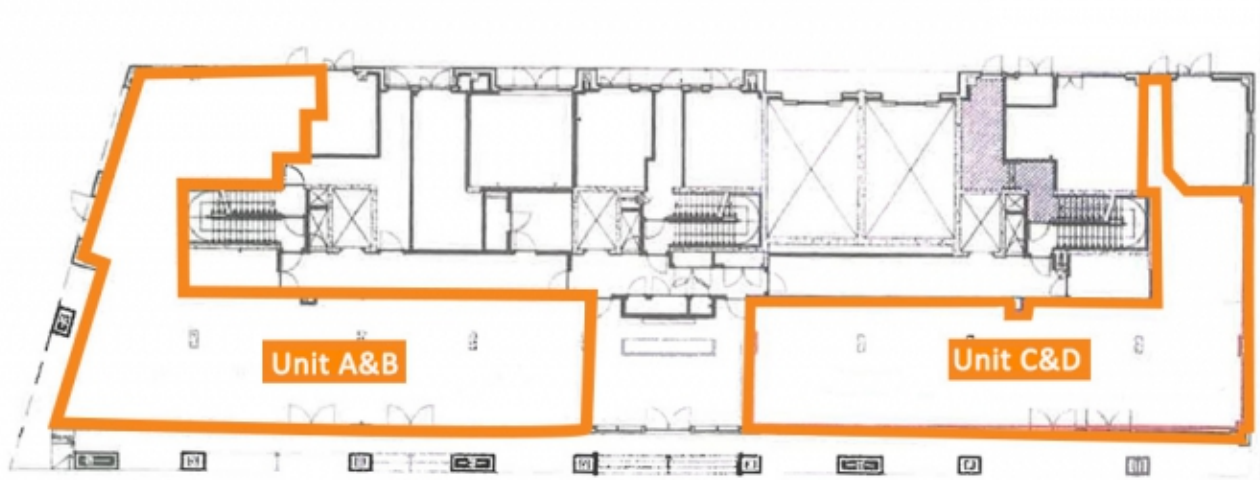
# Lot 15, Units A & B, 4-8 Winchester Road, Swiss Cottage, London,

NW3 3NT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Basement Level 1

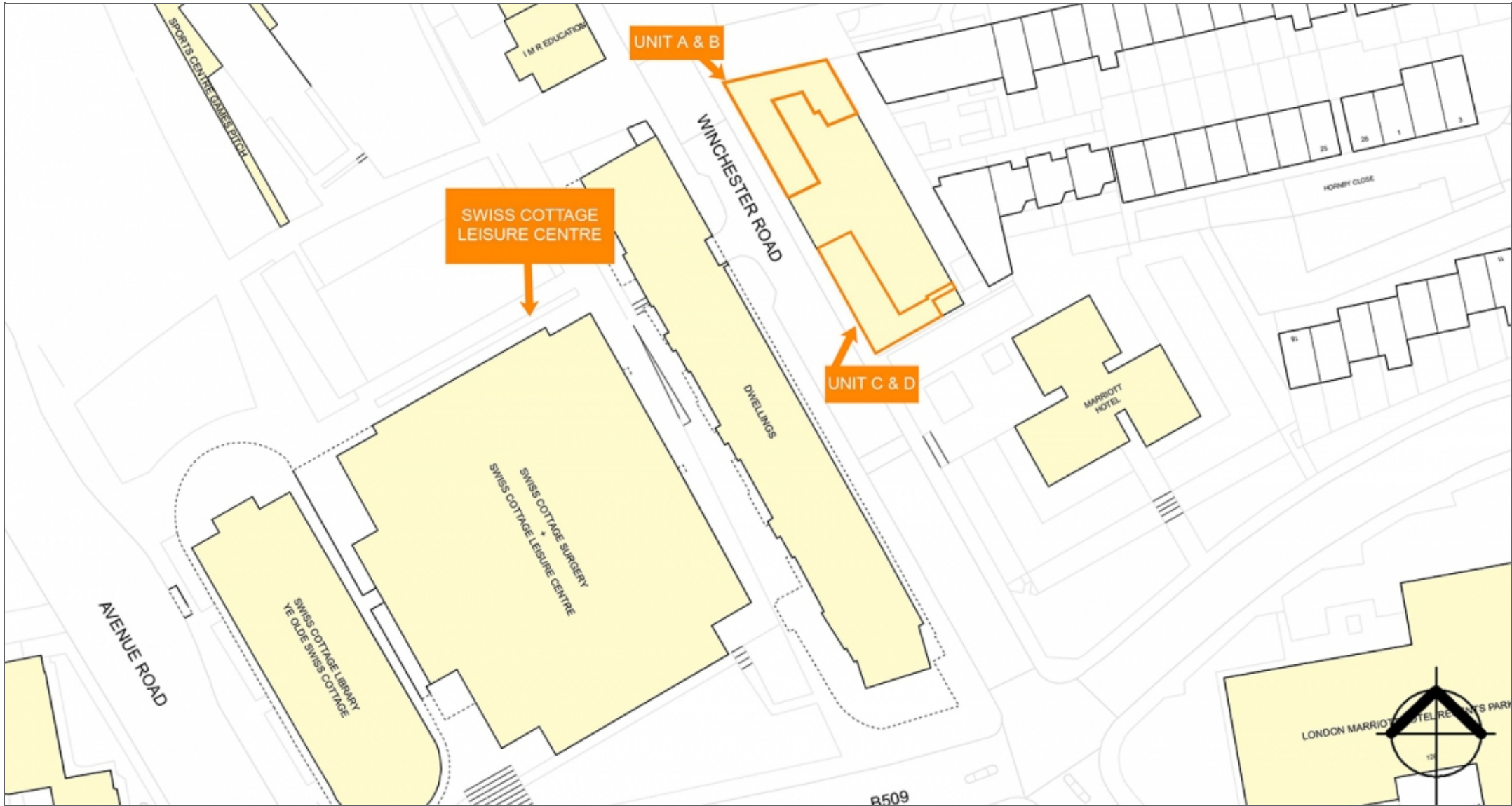


Ground Floor

# Lot 15, Units A & B, 4-8 Winchester Road, Swiss Cottage, London,

NW3 3NT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)





# Lot 15, Units A & B, 4-8 Winchester Road, Swiss Cottage, London,

NW3 3NT

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)





# Lot 15, Units A & B, 4-8 Winchester Road, Swiss Cottage, London,

**NW3 3NT**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

## Contacts

### Acuitus

#### Charlie Powter

+44 (0)20 7034 4853

+44 (0)7768 120 904

[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Weightmans LLP

100 Old Hall Street

Liverpool

L3 9QJ

#### David Tabinor

0151 242 7979

[david.tabinor@weightmans.com](mailto:david.tabinor@weightmans.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020