

Lot 2, 6 Lauderdale Parade, Lauderdale Road, Maida Vale, London,

W9 1LU

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Affluent West London Suburb Café Investment

www.acuitus.co.uk

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Property Information

Affluent West London Suburb Café Investment

- Let to La Piccola Dely Limited (t/a La Piccola Deli) Until 2033
- Highly Affluent and Attractive North West London Suburb
- 500m West of Maida Vale Underground Station and 900m West of Lord's Cricket Ground
- Approximately 1.5 miles North of Marble Arch
- Situated on Busy Neighbourhood Parade with a Mix of Restaurants, Café's, Delicatessens and other Local Retailers

Lot 2
Auction 21st September 2023

Rent £30,000 per Annum Exclusive

Status Available

Sector Leisure
Auction Venue Live Streamed Auction

Location

Miles 1 mile West of St John's Wood, 1 mile North from Paddington
Roads A40, A5, M40
Rail Maida Vale Underground Station (Bakerloo), Warwick Avenue Underground (Bakerloo Line)
Airport London City Airport, London Heathrow Airport

Situation

Maida Vale is a highly affluent West London Suburb, located 1.5 miles north of Marble Arch, 1 mile to the north of Paddington and 1 mile to the west of St John's Wood. The property is situated on the south side of Lauderdale Road, less than 500m West of Maida Vale Underground Station and 900m West of Lord's Cricket Ground. The property is part of an attractive parade with an eclectic mix of restaurants, cafes, delicatessens and other local retailers.

Tenure

Virtual Freehold. Held for a term of 999 years from 12/07/2004 at a current fixed rent reserved of one peppercorn per annum.

EPC

Band C

Description

The property comprises a ground floor retail accommodation trading as Delicatessen and Café.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Café/Delicatessen	61.53	(662)	LA PICCOLA DELY LIMITED (CRN: 06137836) (2)	14 years from 26/02/2019 until 2033	£30,000	26/02/2027 and 2031 (25/02/2033)
Total Approximate Floor Area		61.53	(662)			£30,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/406155088>)

(2) La Piccola Dely operates from 4 outlets in affluent West London locations including Kensington and Holland Park. (www.lapiccoladeli.com)

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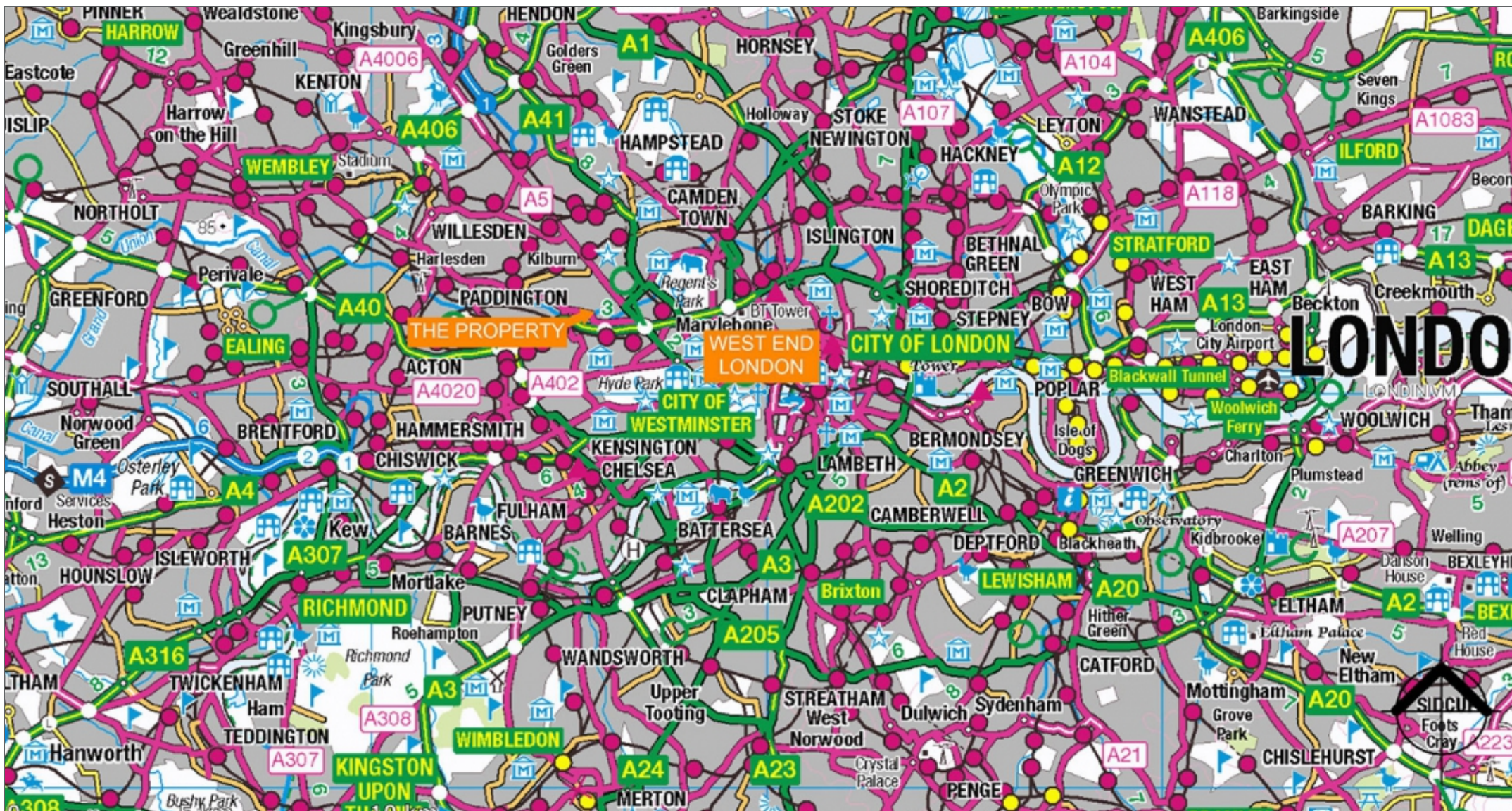
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September 2020