

67 Chiltern Street, City of Westminster London W1U 6NJ

lot 10

Freehold Retail, Office and Residential Investment

- Includes a retail outlet, office and four self-contained flats
- Highly affluent West End location
- Close to Oxford Street, Baker Street, Marble Arch and Marylebone High Street
- Nearby occupiers include HSBC, Zizzi's and The Real Greek
- Six Week Completion Available

Rent
£87,779.93
per annum
exclusive



Location

Miles: 500m south of Regents' Park
800m north of Oxford Street
Roads: A40, A5, A41, M1, M40
Rail: Baker Street Tube (Bakerloo, Jubilee, Metropolitan, District and Hammersmith & City lines), Marylebone Overground/Tube (Bakerloo line), Bond Street Tube (Central and Jubilee lines)
Air: Heathrow Airport, City Airport

Situation

Paddington Street is located in Marylebone, a highly affluent London retail and residential area located, just off Baker Street. The property is located on the northern side of Paddington Street in a mixed use area. Nearby occupiers include HSBC, Zizzi's, The Real Greek and Barclays.

Description

The property is an attractive period building comprising retail accommodation on the ground floor with basement ancillary accommodation, a self-contained office suite on the second floor and four self-contained one bedroom flats on the first, second, third and fourth floors. The flats and office are accessed via a separate entrance at the front of the building.

Note

The neighbouring properties 39/40 Paddington Street and 41 Paddington Street are being offered separately as **Lots 5 and 13**.
NB. The purchaser will pay 1% plus VAT of the purchase price towards the Vendor's sales costs.

Tenure

Freehold.

VAT

VAT is not applicable.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
67 Chiltern Street	Ground Basement	Retail Ancillary	38.7 sq m (417 sq ft) 38.2 sq m (411 sq ft)	AD FOOD & WINE LTD (t/a Fabels, on assignment from S&D Patel with AGA)	15 years from 25.03.2008 until 24.03.2023	£23,000	25.03.2011 and 3 yearly
Flat 1, 67 Chiltern Street	Fourth Floor Flat	Residential 1 Bedroom Flat	34.9 sq m (376 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 1 year from 21.04.2010 until 20.04.2011	£12,480	
Flat 2, 67 Chiltern Street	Third Floor Flat	Residential 1 Bedroom Flat	33.9 sq m (365 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 1 year from 05.10.2010 until 04.10.2011	£14,040	
2nd Floor, 67 Chiltern Street	Second Floor	Office	40.9 sq m (440 sq ft)	EASTERN STAR LIMITED	3 years from 25.12.2007 until 24.12.2010 (1)	£12,000	
Flat 4, 67 Chiltern Street	First Floor Flat	Residential 1 Bedroom Flat	34.8 sq m (375 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 1 year from 21.04.2010 until 20.04.2011	£13,779.93	
Flat 5, 67 Chiltern Street	First to Second Floor Flat	Residential 1 Bedroom Flat	20.3 sq m (219 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 1 year currently holding over	£12,480	
Totals			241.7 sq m (2,603 sq ft)			£87,779.93	

(1) As to the 2nd floor office, the lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954

For further details please contact:

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