

lot 5

41 Paddington Street, City of Westminster  
London W1U 4HN

Rent  
£80,960.08  
per annum  
exclusive

Freehold Retail and Residential  
Investment

- Includes a retail outlet 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



**Location**

Miles: 500 metres south of Regents Park  
800 metres 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 a retail unit on the ground floor with ancillary accommodation in the basement and four self-contained one bedroom flats on the upper floors. The flats are accessed via a separate entrance to the front of the property.

**Tenure**

Freehold.

**VAT**

VAT is not applicable.

**Note**

The neighbouring properties 39/40 Paddington Street and 67 Chiltern Street are being offered separately as **Lots 10 and 13** NB. The purchaser will pay 1% plus VAT of the purchase price towards the Vendor's sales costs.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversions)
Ground	Retail	43.4 sq m (467 sq ft)	<b>THE GREENEVER LTD (t/a Elements)</b>	10 years from 29.06.2009 until 28.06.2019	£23,500	29.06.2014
Basement	Ancillary	32.8 sq m (353 sq ft)				
First	Residential – 1 Bedroom Flat	36.7 sq m (395 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year from 19.07.2010 until 18.07.2011	£15,080.04	
Second	Residential – 1 Bedroom Flat	35.4 sq m (381 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year until 04.09.2011	£15,600	
Third	Residential – 1 Bedroom Flat	34.9 sq m (376 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year currently holding over	£12,480	
Fourth	Residential – 1 Bedroom Flat	27.7 sq m (298 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year currently holding over	£14,300.04	
		<b>210.9 sq m (2,270 sq ft)</b>			<b>£80,960.08</b>	

**For further details please contact:**

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