

# 112 Crawford Street, City of Westminster London W1H 2JF

lot 3

## Freehold Retail and Residential Investment

- Includes three self-contained flats
- Highly affluent West End location
- Redevelopment potential/reconfiguration (subject to consents)

- Close to Oxford Street, Marble Arch and Baker Street
- 500 metres south of Regents' Park
- Neighbouring occupiers include FedEx, UPS and Majestic Wine

Rent  
**£28,312**  
per annum  
exclusive  
with 1 Flat  
to be Let



### Location

**Miles:** 500 metres south of Regents' Park  
800 metres north of Oxford Street  
900 metres north of Marble Arch

**Roads:** A40, A5, A41, M1, M40

**Rail:** Baker Street Tube (Bakerloo, Jubilee, Metropolitan, District and Hammersmith & City Lines), Marylebone Overground/Tube (Bakerloo Line)

**Air:** Heathrow Airport, City Airport

### Situation

Marylebone is a highly affluent Central London retail and residential district located between Hyde Park and Regents' Park. Oxford Street and Marble Arch are just a short walk to the south. The property is situated on Crawford Street between the junctions with Gloucester Street and Upper Montagu Street. Neighbouring occupiers include FedEx, UPS and Majestic Wine.

### Description

The property is an ATTRACTIVE CORNER PERIOD BUILDING comprising RETAIL ACCOMMODATION on the ground floor and THREE SELF-CONTAINED RESIDENTIAL STUDIO FLATS on the first, second and third floors. There is ANCILLARY ACCOMMODATION in the basement.

### Tenure

Freehold.

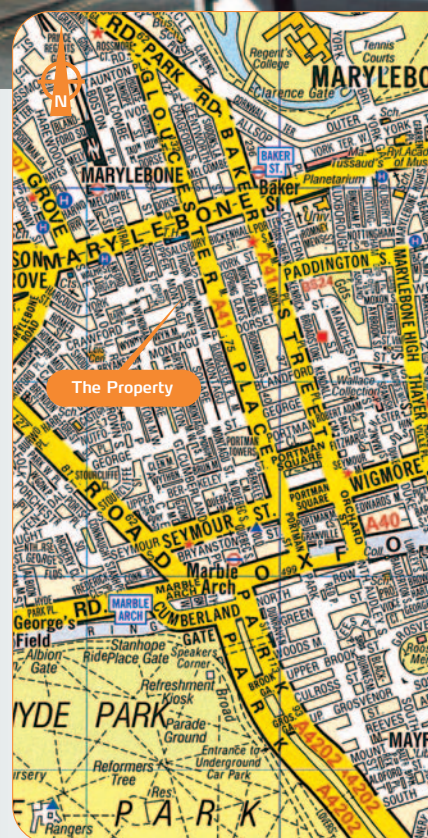
### VAT

VAT is not applicable to this lot.

### Note

The adjoining property is being offered separately as **Lot 21**.

NB. The purchaser will pay 1% plus VAT of the purchase price towards the Vendor's sales costs.



## Tenancy and accommodation

| Unit                | Floor    | Use         | Floor Areas (Approx)          | Tenant                                       | Term   | Rent p.a.x.    |
|---------------------|----------|-------------|-------------------------------|--|--|----------------|
| 112 Crawford Street | Ground   | Retail      | 23.58 sq m (254 sq ft)        | <b>MAHMOUD ELZAYAT (t/a Senator Estates)</b> | 5 years from 25/12/2007 until 2012   | £15,000        |
|                     | Basement | Ancillary   | 29.19 sq m (314 sq ft)        |  |  |                |
|                     | First    | Residential | Studio                        | <b>INDIVIDUAL</b>                            | Regulated Tenancy commenced 04/10/2007   | £5,512         |
|                     | Second   | Residential | Studio                        | <b>INDIVIDUAL</b>                            | Assured Shorthold Tenancy for a term of 1 year from 24/04/2009 to 23/04/2010 (i) | £7,800         |
|                     | Third    | Residential | Studio                        | <b>VACANT POSSESSION</b>                     | -  |                |
| <b>Totals</b>       |          |             | <b>52.77 sq m (568 sq ft)</b> |  |  | <b>£28,312</b> |

(i) As to the second floor Assured Shorthold Tenancy, the tenant is currently holding over.

### For further details please contact:

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