

lot 13

39 & 40 Paddington Street, City of Westminster  
London W1U 4HH

Rent  
£121,900.08  
per annum  
exclusive

Freehold Retail and Residential  
Investment

- Includes two retail outlets 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



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**£121,900.08**  
 per annum  
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#### 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 corner period building comprising retail accommodation on the ground floor and four self-contained residential flats on the first, second and third floors. There is ancillary accommodation in the basement.

#### Tenure

Freehold.

#### VAT

VAT is not applicable.

#### Note

The neighbouring properties 41 Paddington Street and 67 Chiltern Street are being offered separately as **Lots 5 and 10** 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.	Reviews (Reversions)
39 Paddington Street	Ground Basement	Retail Ancillary	30.3 sq m (326 sq ft) 59.5 sq m (640 sq ft)	<b>PLAN MEDIA (t/a Bagel Factory) (1)</b>	15 years from 30.04.1998 until 29.04.2013	£23,500	
Flat 1, 39 Paddington Street	First	Residential – 1 Bedroom Flat	31.0 sq m (334 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year from 14.12.2010 until 13.12.2011	£11,700	
Flat 2, 39 Paddington Street	Second & Third	Residential – 3 Bedroom Maisonette	59.8 sq m (643 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year from 05.05.2010 until 04.05.2011	£23,400	
Flat 3, 39 Paddington Street	Second & Third	Residential – 3 Bedroom Maisonette	64.3 sq m (692 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year from 06.08.2010 until 05.08.2011	£26,000.04	
Flat 4, 39 Paddington Street	Third	Residential – 1 Bedroom Flat	27.5 sq m (296 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year from 23.11.2010 until 22.11.2011	£14,300.04	
40 Paddington Street	Ground Basement	Retail Ancillary	50.7 sq m (546 sq ft) 8.6 sq m (93 sq ft)	<b>ZAHEED AWAN (t/a Debonaire Cleaners)</b>	15 years from 24.06.2003 until 23.06.2018	£23,000	24.06.2013
<b>Totals</b>			<b>331.7 sq m (3,570 sq ft)</b>			<b>£121,900.08</b>	

#### For further details please contact:

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