67 Chiltern Street, City of Westminster London W1U 6NJ

Freehold Retail, Office and Residential Investment

- Includes a retail outlet, office and four selfcontained flats
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- 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 £84,020 per annum exclusive

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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.

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

Location

Miles: 500 metres south of Regents' Park 800 metres north of Oxford Street

Roads: A4o, A5, A4i, Mi, M4o Rail: Baker Street Tube (Bakerloo, Jubilee, Metropolitan, District and Hammersmith & City lines), Marylebone Overground/Tube (Bakerloo line),

Marylebone Overground/Tube (Bakerloo line), Bond Street Tube (Central and Jubilee lines) Heathrow Airport, City Airport

Situation

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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.

Tenancy and accommodation

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Unit	Floor	Use	Floor Areas (A	pprox)	Tenant	Term	Rent p.a.x.	Reviews
67 Chiltern Street	Ground Basement	Retail Ancillary	38.7 sq m 38.2 sq m	(417 sq ft) (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	Residential 1 Bedroom Flat	34.9 sq m	(376 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy Holding over	£12,480	
Flat 2, 67 Chiltern Street	Third Floor	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	
	Second Floor	Office	40.9 sq m	(440 sq ft)	EASTERN STAR LIMITED	3 years from 25/12/2010 until 24/12/2013 (1)	£12,000	
Flat 4, 67 Chiltern Street	First Floor	Residential 1 Bedroom Flat	34.8 sq m	(375 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 1 year from 27/04/2011 until 26/04/2012	£14,820	
Flat 5, 67 Chiltern Street	First to Second Floor	Residential 1 Bedroom Flat	20.3 sq m	(219 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 1 year currently holding over	£7,680	
Totals 241.7 sq m (2,603 sq ft)							£84,020	

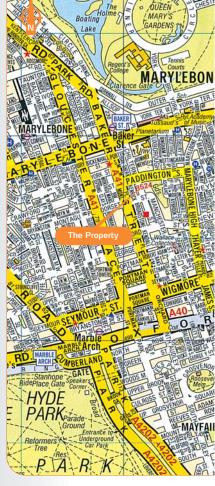
Freehold.

VAT is not applicable.

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

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The Special Conditions of Sale and a legal package are available from the Vendor's Solicitors or available on-line at www.acuitus.co.uk

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