

lot 10

Rent
£122,840
per annum
exclusive (2)

20 Clifton Road and Flats 1, 2 and 3, 1A Lanark Road Maida Vale, London W9 1ST

Freehold Retail and Residential Investment

- Highly affluent Central London location
- Retail unit and three valuable self-contained flats
- Refurbished in 2006
- Just west of Regent's Park approximately 1.5 miles from Marble Arch
- Rent reviews in 2011 and 2016
- Nearby occupiers include Café Rouge, Boots, Tesco Express and Oddbins



Internal View of a flat

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Location

Distance: 400 metres west of Lord's Cricket Ground
900 metres west of Regents Park
1.5 miles north-west of Marble Arch

Roads: A5, A40, A41

Rail: Warwick Avenue Underground (Bakerloo Line),
Maida Vale Underground (Bakerloo Line)
St John's Wood Underground (Jubilee Line)

Air: Heathrow Airport, City Airport

Situation

Maida Vale is a highly affluent and prestigious Central London residential district situated just west of Regents Park and approximately 1.5 miles north of Oxford Street. The property, a prominent corner building, is situated on Clifton Road at the junction with Lanark Road. Nearby occupiers include Café Rouge, Boots, Tesco Express and Odbbins.

Description

The property is an attractive period building comprising RETAIL ACCOMMODATION on the ground floor and basement together with THREE VALUABLE SELF-CONTAINED ONE BEDROOM FLATS on the first, second and third floors. The property was extensively refurbished in 2006. Each flat is capable of being sold separately by the buyer.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
20 Clifton Road	Basement	Ancillary	72.23 sq m (777 sq ft)	SPICY BAKERY LTD (t/a BAKER AND SPICE) (1)	15 years from 15/09/2006	70,000 (2)	2011, 2016
	Basement	External Store	6.58 sq m (71 sq ft)				
	Ground	Retail	73.92 sq m (795 sq ft)				
Flat 1, 1A Lanark Road	First	Residential	38.74 sq m (417 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for 1 year from 28/09/2010 (3)	17,680	
Flat 2, 1A Lanark Road	Second	Residential	38.28 sq m (412 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for 1 year from 29/12/2009 (4)	18,000	
Flat 3, 1A Lanark Road	Third	Residential	39.02 sq m (420 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for 1 year from 04/01/2010 (5)	17,160	
Totals			268.77 sq m (2,892 sq ft)			£122,840	

(1) Baker and Spice have three stores in London as well as a stand in Selfridges Food Hall. (Source: www.bakerandspice.uk.com)

(2) As to the basement and ground floor lease the current rent reserved is £64,000 per annum exclusive. Under the terms of the lease the rent increases to £70,000 per annum exclusive or open market rental value, whichever is the greater, from 31st August 2011. The seller will pay the buyer the difference between the current rent reserved of £64,000 per annum exclusive and £70,000 per annum exclusive from completion of the sale until 31st August 2011.

(3) The Assured Shorthold Tenancy provides for a mutual option to determine from 28th March 2011 on giving two months' written notice.

(4) The Assured Shorthold Tenancy provides for a mutual option to determine from 29th June 2010 on giving two months' written notice.

(5) The Assured Shorthold Tenancy provides for a mutual option to determine from 4th July 2010 on giving two months' written notice.

For further details please contact:

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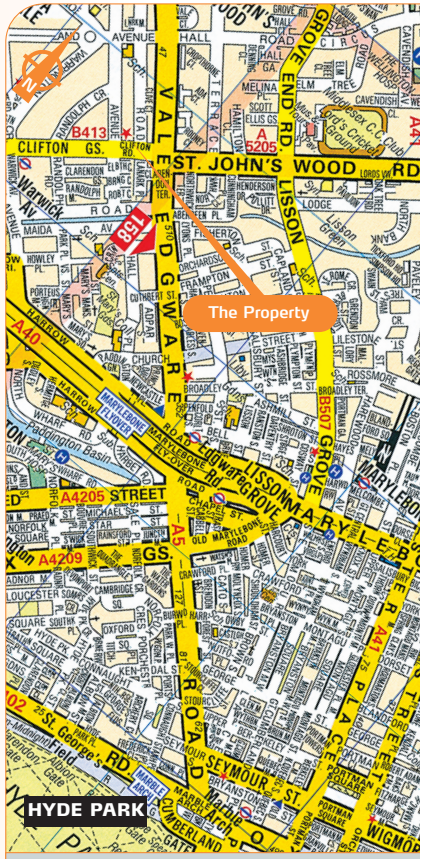
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