

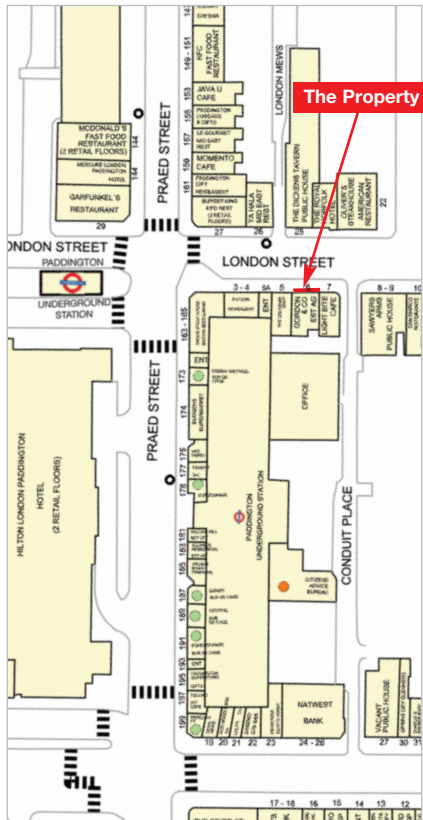
## London W2

### 6 London Street Paddington W2 1HR

- **Freehold Estate Agent and Office Investment**
- Comprising a total of 321.62 sq m (3,462 sq ft)
- Excellent location very close to Paddington Underground and Mainline Stations
- New Crossrail station opening in 2018
- Potential for residential redevelopment (1)
- No VAT applicable
- Total Current Rents Reserved

**£72,000 pa**  
**plus vacant possession**  
**of first floor**

**TEN WEEK COMPLETION**  
**AVAILABLE**



#### Tenure

Freehold.

#### Location

Paddington, within the London borough of Westminster, is a prosperous and densely populated area of West London which benefits from excellent public transport links via Paddington Underground (Bakerloo, Hammersmith & City, Circle and District Lines) and Mainline Stations. Lancaster Gate Underground Station (Central Line) is also some 0.5 miles south of the property. The A5 also provides access from Marble Arch through to the North Circular, M1 and M25 Motorway some 20 miles to the north. Communications in the area are set to improve with the arrival of Crossrail in 2018, which will provide direct access to Bond Street (3 minutes) and Canary Wharf (17 minutes) amongst other destinations. The property is very well located on the west side of London Street, close to its junction with Praed Street (A4205), and very close to Paddington Underground and Mainline Stations. In addition, Saint Mary's Hospital is located a short walking distance from the property and Hyde Park lies some 0.4 miles south.

Occupiers close by include a number of hotel operators as well as Garfunkels, Aberdeen Steak House, Budgens, Burger King, McDonald's, William Hill, HSBC, KFC and Costa Coffee, amongst many others.

#### Description

The property is arranged on lower ground, ground and four upper floors to provide a ground floor estate agents office with self-contained office accommodation at lower ground floor and the four upper floors, accessed via an entrance fronting London Street.

#### VAT

VAT is not applicable to this lot.

#### (1) Planning

The lower ground and upper floors may be suitable for residential redevelopment, subject to the existing leases and obtaining all necessary consents. All enquiries should be made to Westminster City Council. Website: [www.westminster.gov.uk](http://www.westminster.gov.uk) Floor plans are available for information purposes only on the website and within the online legal pack.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Lower Ground Floor	West Heath Developments Ltd	Lower Ground 89.09 sq m (959 sq ft)	4 years from 25.12.2012 FR & I	£6,000 p.a.	Reversion 2016
Ground Floor	IMM Properties Ltd (2) (t/a Gordon & Co Estate Agents)	Ground Floor 57.78 sq m (622 sq ft)	25 years from 25.03.2006 Rent review every 5th year. FR & I (excl. internal communal parts)	£36,000 p.a.	Rent Review 2016 outstanding
First Floor	Vacant	First Floor 48.31 sq m (520 sq ft)	—	—	—
Second Floor	Amedia Ltd	Second Floor 48.77 sq m (525 sq ft)	5 years from 01.03.2012. FR & I	£12,000 p.a.	Reversion 2017
Third Floor	M Emanuel (t/a Maurice Emanuel & Co)	Third Floor 49.33 sq m (531 sq ft)	4 years from 25.03.2012 FR & I	£12,000 p.a.	Holding Over
Fourth Floor	Harriet Forde Designs Ltd (3)	Fourth Floor 28.33 sq m (305 sq ft)	4 years from 29.09.2012. FR & I (excl. service charge contributions)	£6,000 p.a.	Holding Over
		<b>Total</b>	<b>321.62 sq m (3,462 sq ft)</b>	<b>Total £72,000 p.a.</b>	

NB. The areas stated have been measured on a Gross Internal basis and have been provided by the Vendor. Floor plans are available for information purposes only on our website and within the online legal pack.

- (2) [www.goandco.co.uk](http://www.goandco.co.uk)  
(3) [www.hf-design.co.uk](http://www.hf-design.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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