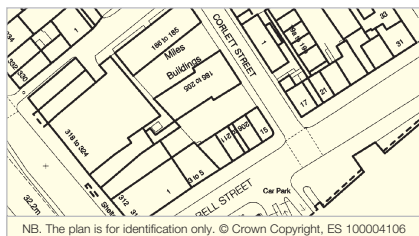


London NW1 'Miles Buildings', 7/15 Bell Street, Marylebone NW1 5BY

- **A Freehold Well Located Six Storey Building**
- Arranged to provide Six Self-Contained Flats and Four Ground Floor Retail Units together with First Floor Accommodation comprising Nine Rooms and Ancillary Accommodation extending to Approximately 746.63 sq m (8,039.81 sq ft)
- Each Retail Unit subject to a Commercial FRI Lease
- Five Flats and First Floor Vacant
- One Flat subject to a Tenancy on terms unknown
- Planning Permission for conversion of First Floor to provide a further Two x Self-Contained Two Bedroom Flats
- Once Development is complete the Upper Parts will provide 8 x Two Bedroom Flats
- Possible potential for further Redevelopment of the Roof Space subject to obtaining all necessary consents
- Total Current Rent Reserved

£102,722 per annum (equivalent) from Four Commercial Units and One Flat with Five Flats and First Floor Vacant

EIGHT WEEKS COMPLETION AVAILABLE



To View

The property will be open for viewing every Tuesday and Thursday before the auction between 9.30 a.m. – 10.30 a.m.

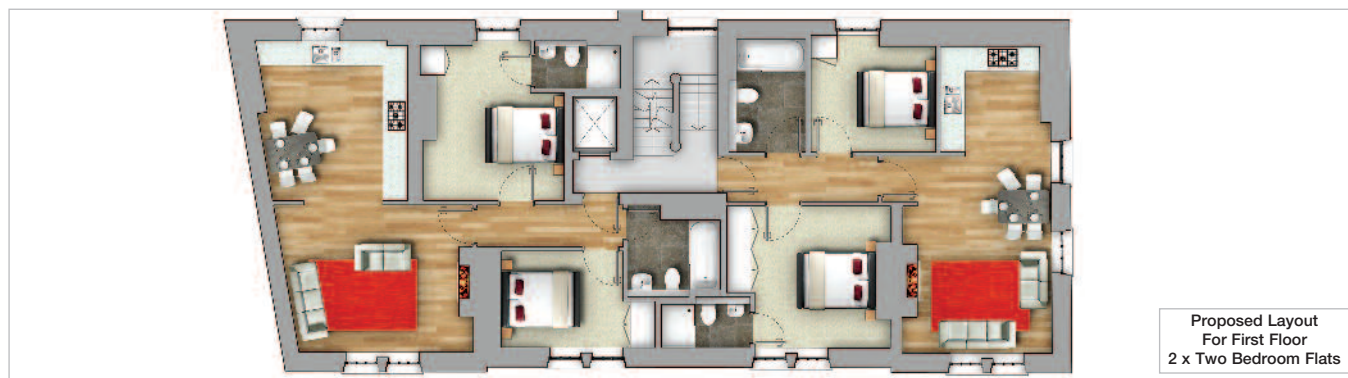
Joint Auctioneer

The Estate Office (Ref: CA)
Tel: 0207 266 8500

Seller's Solicitor

Ingram Winter Green (Ref: MC).
Tel: 0207 845 7408.
Email: michaelcompton@iwg.co.uk

**INVESTMENT/VACANT –
Freehold Building**



Tenure

Freehold.

Location

Bell Street is located off Edgware Road (A5) which in turn runs off Marylebone Road. The block itself is situated on the north side of Bell Street at the road's junction with Corlett Street. Local shops and amenities are available in Marylebone, Maida Vale and Paddington with Underground services being from Edgware Road Station (Circle/District/Hammersmith & City Lines) and Marylebone Rail Station being within reach. Mainline services to the west run from Paddington Station and the A40(M) serves the M25 and M40 Motorways. The open spaces of Regents Park are easily accessible.

Description

The property comprises an end of terrace building arranged over ground and four upper floors. The property is internally arranged to provide four retail units on the ground floor, there are redundant upper parts at first floor level and six self-contained flats above. Works to the lift shaft have been completed to the lower ground and ground floors.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: City of Westminster.
Tel: 0207 641 2523.

Planning permission was granted on 9th July 2013 (Application No. 13/00734/FULL) for "use of the first floor of nos. 7, 9, 11 and 13 to provide 2 x two bedroom flats and use of front ground floor at No. 11 as entrance to residential units on upper floors. Part alteration and part-retention of full height kitchen flue to the rear of No 13, installation of replacement door at front ground floor of No. 11. Installation of windows to the rear elevation to enclose the existing stairwell at first, second, third and fourth floors. Erection of rooftop lift over run. Installation of new windows to rear of No. 13 at second, third and fourth floor level. Blocking up windows within No. 9 at rear first, second, third and fourth floor level".

Copies of plans and planning permission are available to download from the Allsop website.

| Property | Floor | Accommodation | Terms of Tenancy | Current Rent £ p.a. |
|--|-------------------------|--|---|---------------------|
| 7 Bell Street | Ground/ Lower Ground | Gross Frontage | Commercial FRI lease for a term of 15 years from 5th December 2012 in favour of an individual trading as 'Ten out of Ten Barbers' | £23,000 |
| | | Net Frontage | | |
| | | Shop Depth | | |
| | | Built Depth | | |
| | | Ground Floor | | |
| | | Lower Ground Floor | | |
| 9 Bell Street | Ground/ Lower Ground | Total | Commercial FRI lease for a term of 10 years from 29th April 2013 in favour of UK Arabia Ltd trading as 'UK Arabian Travel Tours' | £23,000 |
| | | Gross Frontage | | |
| | | Net Frontage | | |
| | | Shop Depth | | |
| | | Built Depth | | |
| | | Ground Floor | | |
| 13 Bell Street | Ground/ Lower Ground | Lower Ground Floor | Commercial FRI lease for a term of 10 years from 14th December 2012 in favour of an individual trading as 'AHL Cairo Restaurant' | £25,000 |
| | | Total | | |
| | | Gross Frontage | | |
| | | Net Frontage | | |
| | | Shop Depth | | |
| | | Built Depth | | |
| 15 Bell Street | Ground/ Lower Ground | Ground Floor | Commercial FRI lease for a term of 10 years from 10th August 2012 in favour of Katryna Centre Ltd trading as Katryna Centre Hair & Beauty | £26,250 |
| | | Lower Ground Floor | | |
| | | Total | | |
| | | Gross Frontage | | |
| | | Net Frontage | | |
| | | Gross Return Frontage | | |
| First Floor Unit | First | Net Return Frontage | Vacant | |
| | | Shop Depth | | |
| | | Built Depth | | |
| | | Ground Floor | | |
| | | Lower Ground Floor | | |
| | | Total | | |
| First Floor Unit | First | 6 Rooms, Separate WC | Vacant | |
| First Floor Unit | First | 3 Rooms, Kitchen Area, Bathroom with wash basin, Shower Room/WC/wash basin, Utility Area | Vacant | |
| Flat 206 | Second | Reception Room, 2 Bedrooms, Kitchen, Bathroom with wash basin, Separate WC | Vacant | |
| Flat 207 | Second | Reception Room, 2 Bedrooms, Kitchen, Bathroom with wash basin, Separate WC | Vacant | |
| Flat 208 | Third | Reception Room, 2 Bedrooms, Kitchen, Bathroom with wash basin, Separate WC | Vacant | |
| Flat 209 | Third | Reception Room, 2 Bedrooms, Kitchen, Bathroom with wash basin, Separate WC | Vacant | |
| Flat 210 | Fourth | Reception Room, 2 Bedrooms, Kitchen, Bathroom with wash basin, Separate WC | Vacant | |
| Flat 211 | Fourth | Reception Room, 2 Bedrooms, Kitchen, Bathroom with wash basin, Separate WC | Tenancy on terms unknown | £5,472 |
| Total GIA 746.63 sq m (8,039.81 sq ft) | | | | |

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

