

28 Craven Terrace
London
W2 3EL

**Long Leasehold
Investment For Sale**

**Offers in excess of
£450,000**

Set in Craven Terrace, Bayswater within a mixed use parade, Hyde Park and Kensington Gardens are at the end of the road offering stunning green space. Lancaster Gate and Paddington tube stations are a short distance away.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

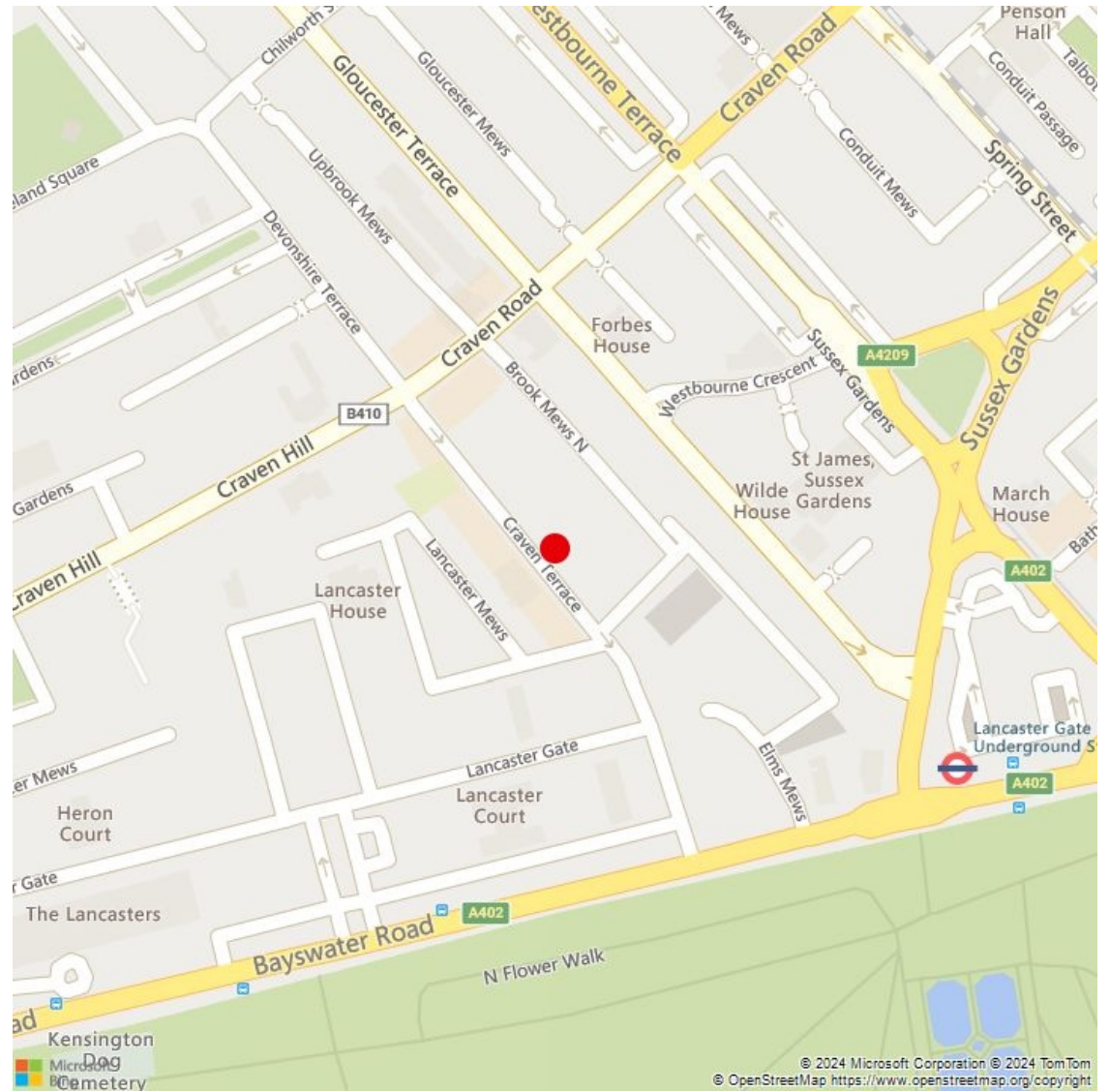
0208 800 4321

info@psscommercial.com

Description

Long Leasehold shop and basement 999 years from 2011

Shop currently a launderette at the rear and sandwich bar at the front let for a term of 15 years from 18.6.2010 at the rent of £27,000 per annum.



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Price

Offers in excess of £450,000

EPC

Energy Rating B - Valid until 20.7.26



Tenure

Long Leasehold

Legal Costs

Each side to bear their own legal fees



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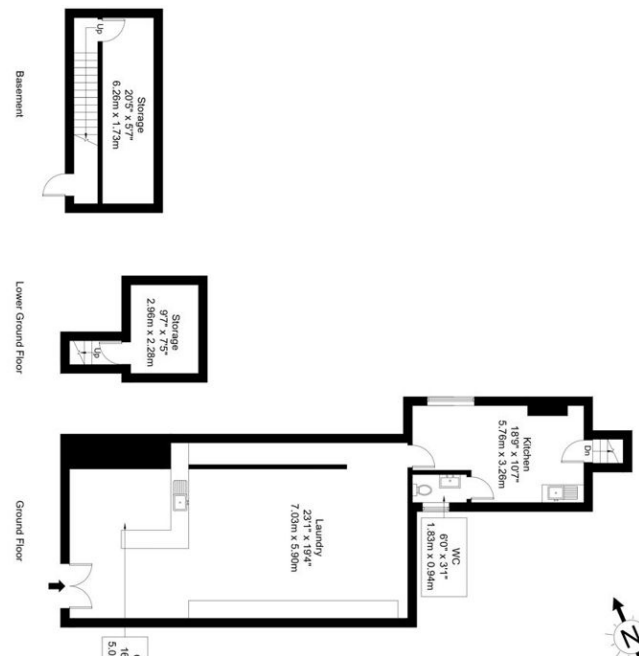
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Craven Terrace, W2 3EL
 Approx Gross Internal Area = 108.31 sq m / 1165 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan should not be used for any legal or financial purposes. The plan should be used as a guide only. The plan should be used in conjunction with the FICS Code Measuring Practice and whilst the plan should be used in conjunction with the FICS Code Measuring Practice and whilst the plan should be used in conjunction with the FICS Code Measuring Practice, you should carry out or commission your own inspection of the property.

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Ref :

Rates

Rateable value - £26,750 (as taken from Gov.uk)
 This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VAT

Not elected for VAT

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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