



WESTGATE UTAMA  
PROPERTY CONSULTANTS

£1,250,000

Paddington, London, W2

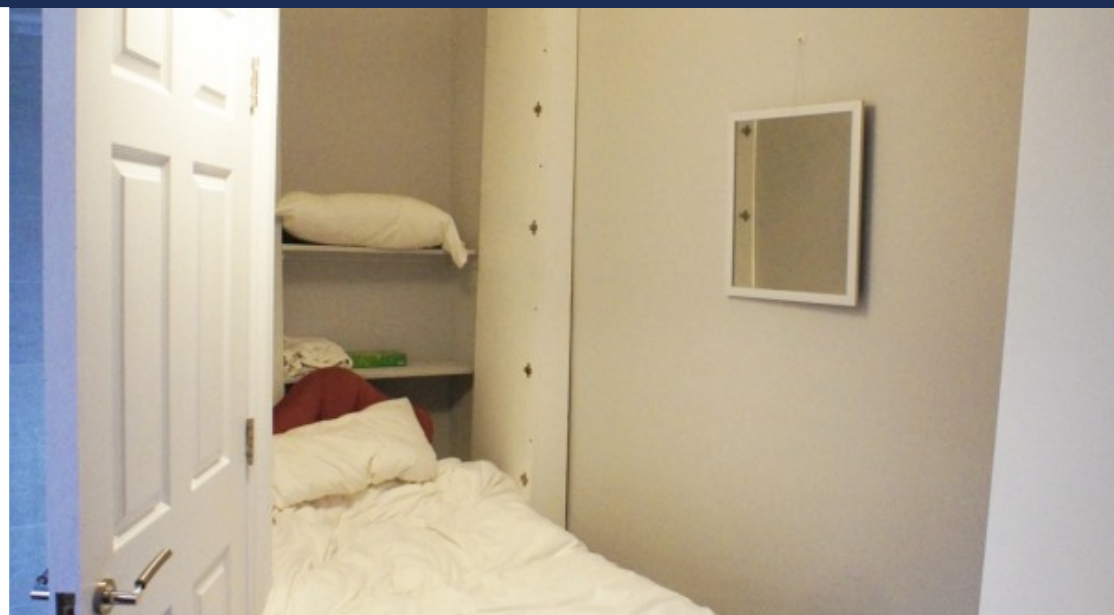


 5  
Bedrooms

 0  
Bathroom

188 Sutton Court Road London W4 3HR | [info@westgateutama.com](mailto:info@westgateutama.com)

02037570188



We are delighted to offer this freehold building located moment away from Paddington. The property comprise of ground floor shop, basement office and three self-contained bedsits. The property is currently provide an rental income of approximately £85,000 per annum.

## "Prime Freehold Property near Paddington with Diverse Opportunities"

"We're thrilled to present this freehold building just moments from Paddington, offering a ground floor shop, basement office, and three self-contained bedsits.

### Location Highlights:

- Unbeatable transportation links, with Paddington Station nearby, providing access to Hammersmith & City Line, District Line, Bakerloo Line, Elisabeth Line, Heathrow Express, and GWR train services.
- Proximity to St. Mary's Hospital, making it an ideal residence for hospital staff and attracting potential customers to the nearby shop.
- Popular street among tourists, hospital visitors, workers, and residents of Merchant Square, offering convenience with supermarkets, pubs, and restaurants.

### Tourist Attractions:

- Closest Tourist Spot: 32 mins by bus to London Zoo, 11 mins to Sherlock Holmes Museum.
- Just a 13-minute walk to Hyde Park and a 12-minute bus ride to Regents Park.

### Property Information:

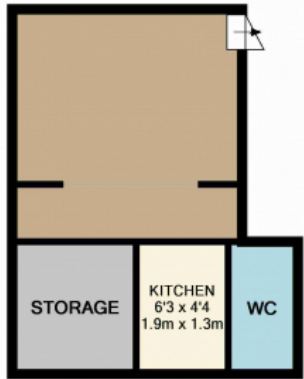
- Size: Approximately 837.72 sq. ft.
- Council Tax: Band B

**Lease Details:**

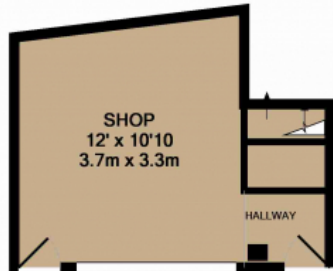
- Ground Floor: £30,000 per annum, Mobile Shop, 10-year lease (6 years completed, 4 years remaining).
- Lower Ground Floor: £15000 per annum, Vape Shop, 5-year lease (1 year completed, 4 years remaining).
- 1st Floor: £13,000 per annum, 1-year AST shorthold (7 years in residence).
- 2nd and 3rd floors currently vacant, confirmed to be rented out.
- 2 rooms we have viewed will be refurbished before sell.

**Vendor Accepts Offers:** The property was fully rented at listing, generating approximately £85,000 per annum.

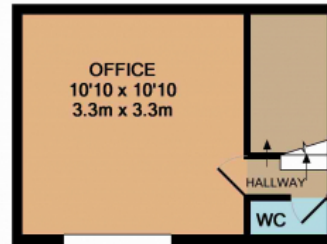
Don't hesitate to reach out with any questions or to discuss your offer further.



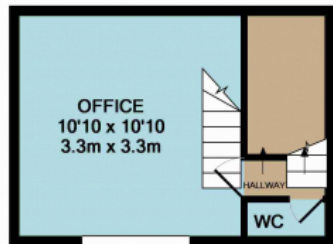
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 202 SQ.FT.  
(18.8 SQ.M.)



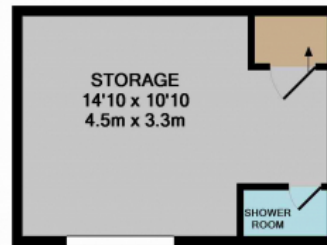
GROUND FLOOR  
APPROX. FLOOR  
AREA 154 SQ.FT.  
(14.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 161 SQ.FT.  
(14.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 161 SQ.FT.  
(14.9 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 161 SQ.FT.  
(14.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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