



FABULOUS RETAIL OPPORTUNITY!

3 Paddington Street

London, W1U 5QD

**A newly refurbished ground
+ fully usable lower ground
retail property located on
the junction of Paddington
Street & Marylebone High
Street**

856 sq ft
(79.53 sq m)

- Newly refurbished
- Prominent location
- Great floor to ceiling height
- Fully usable lower ground floor
- Low business rates

3 Paddington Street, London, W1U 5QD

Summary

Available Size	856 sq ft
Rent	£80,000.00 per annum
Rates Payable	£13,972 per annum estimated
Rateable Value	£28,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

This property is now formally released to the market after being occupied by a well known bookmakers for decades.

A refurbished retail property that suits a variety of differing occupiers under Class E and benefits from a generous 11.5 ft floor to ceiling height at ground floor and 8.3 ft at lower ground.

The lower ground is fully usable as ancillary sales or seating.

Location

Located in a very prominent location and highly visible from Marylebone High Street.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	509	47.29
Lower Ground	347	32.24
Total	856	79.53

Terms

A new lease is available directly from The Landlord.

Availability

This property is available for immediate occupation.

Planning

3 Paddington Street has Class E use and is neither listed nor in a conservation area.

Viewings

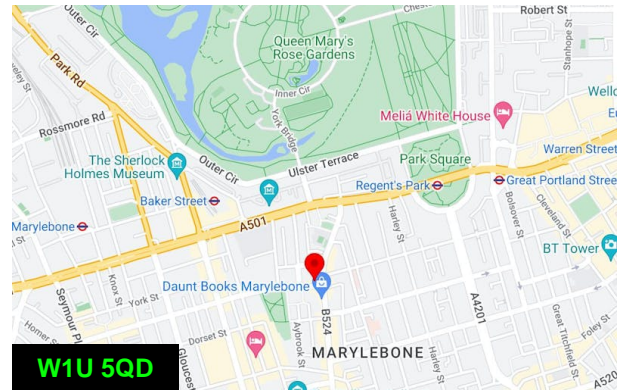
All inspections via The Landlord's sole agent, Ashurst Real Estate.

Dedicated website

Further information on this property, including photos, and a floor plan can be found at <https://bit.ly/3PaddingtonStreet>

Ashurst Real Estate

If this property is not what you are looking for, take a look at our other properties at <https://bit.ly/AshurstREproperties>



Viewing & Further Information

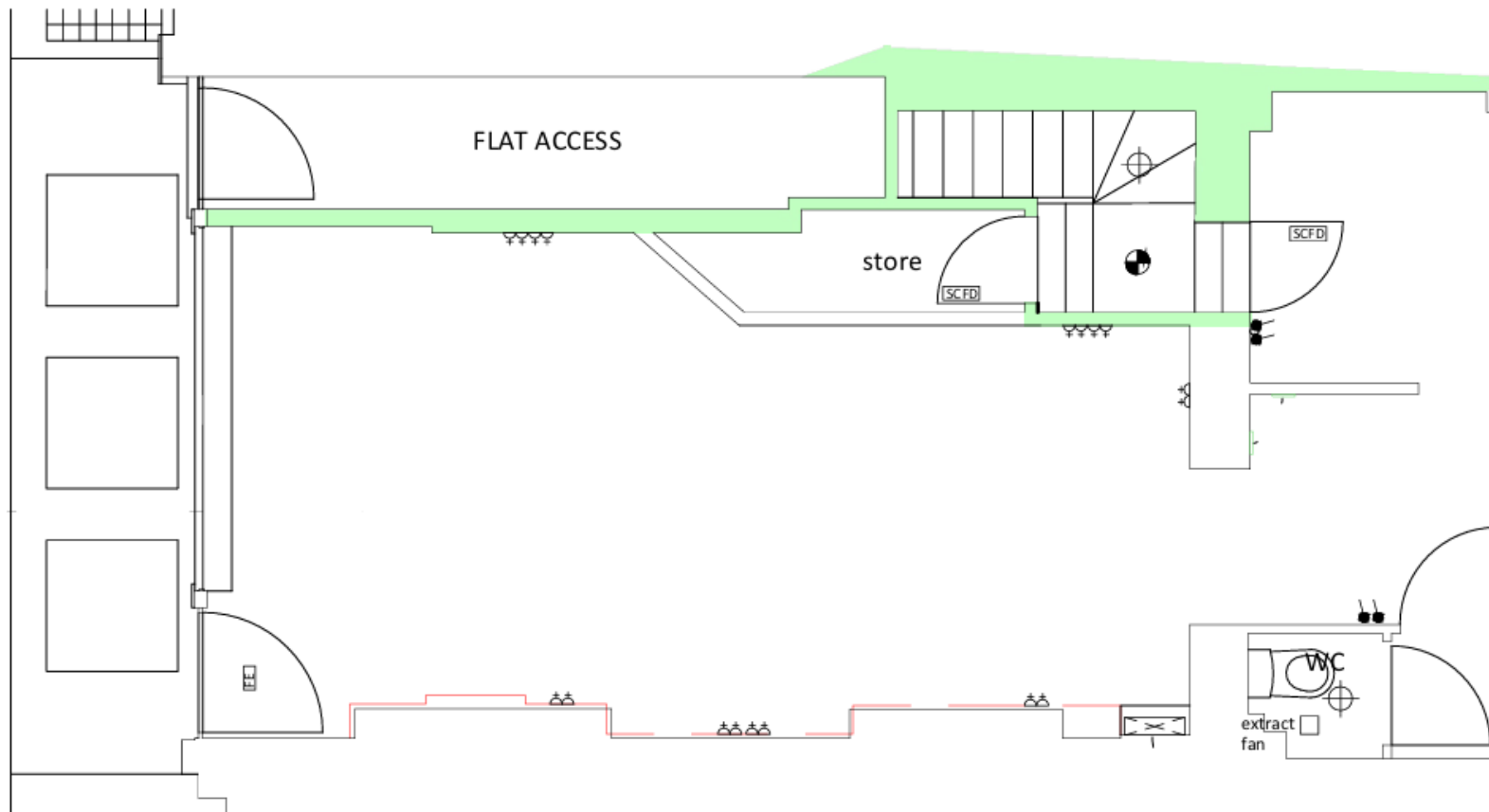


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Ground floor



Lower ground floor

