

# FREEHOLD COMMERCIAL & RESIDENTIAL BUILDING FOR SALE WITH PART VACANT

6 PADDINGTON STREET, MARYLEBONE VILLAGE, LONDON W1



## ALMOST ADJACENT MARYLEBONE HIGH STREET

A prominent mid-terrace building comprises ground floor retail, lower ground floor offices and three upper floors, each floor providing a one bedroom flat.



GROUND FLOOR



GROUND FLOOR



THIRD FLOOR



THIRD FLOOR

## CURRENT TENANCIES

FLOOR	APPROXIMATE SIZE	USE	TENANT	RENT	LEASE START	LEASE EXPIRY
LOWER GROUND FLOOR	465 sq ft (43 sq.m)	Offices	Sonic Editions Ltd	£17,000 pax	21 Sept 2020	20 Sept 2025
GROUND FLOOR	660 sq ft (61 sq.m)	Retail	Sandfords London Ltd	£48,000 pax <b>N.B. Rent Review as of 25 May 2022</b>	30 September 2021	27 May 2027
FIRST FLOOR	400 sq ft GIA (37 sq.m)	Residential	AST	£22,879.92 pa	13 May 2022	12 May 2024
SECOND FLOOR	400 sq ft GIA (37 sq.m)	Residential	<b>VACANT</b>			
THIRD FLOOR	400 sq ft GIA (37 sq.m)	Residential	AST	£28,600 pa	16 April 2021	15 April 2025
<b>TOTAL</b>	<b>2,325 sq ft (215 sq.m)</b>			<b>£116,479.92</b>		

N.B. The second floor flat is vacant and has an estimated rental value of circa £28,000 per annum.

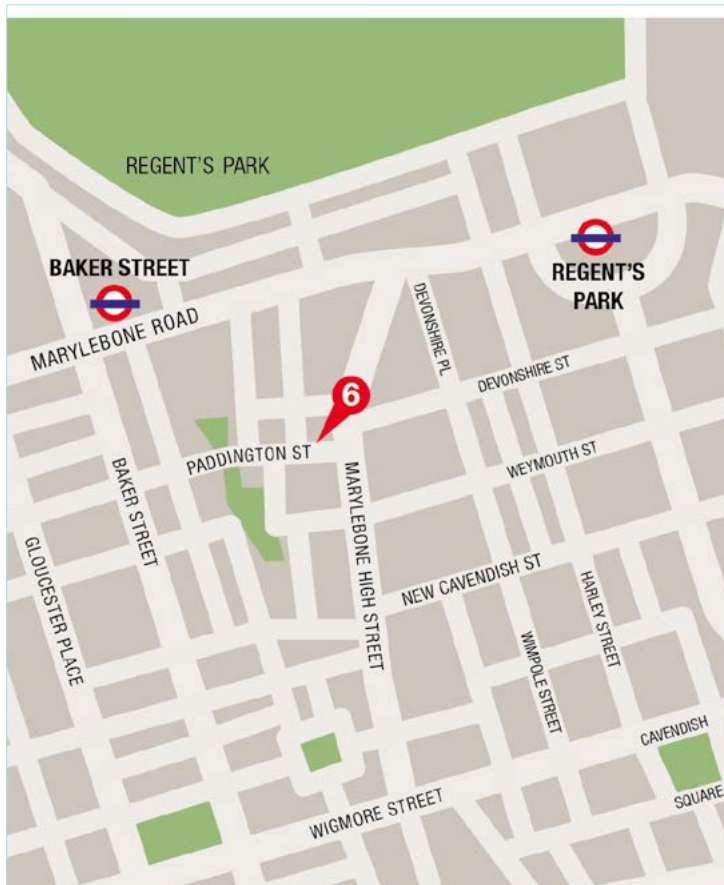
This will increase the current estimated rental value for the building to approximately £145,000 per annum.

In addition there is also the ground floor shop rent review as of 25th May 2022 .

## LOCATION

Situated on the North side of Paddington Street, very close to the junction with Marylebone High Street and therefore in the heart of the "Marylebone Village". An established vibrant area benefitting from a vast array of high end fashion boutiques, restaurants, galleries and cafes as well as being a short walk from Paddington Gardens.

Local retailers include, Monica Vinader, Zadig, Voltaire, Joseph, The White Company, Monsoon and Waitrose.



## TENURE

The building is being sold freehold.

## EPC

Lower Ground Floor – D93

Ground Floor – C60

First Floor – D68

Second Floor – D56

Third Floor – D55

## VAT

The property is not elected for VAT.

## VIEWING

By appointment through  
vendor's sole agent:

**Eddisons**  
020 3205 0200  
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**Richard Spencer**

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Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (March 2024)