



## Freehold retail investment for sale in the heart of Maida Vale

### 2 LAUDERDALE PARADE

Lauderdale Road, W9 1LU

### Retail FOR SALE

**1,026 sq ft**  
(95.32 sq m)

- Rare Freehold Retail Investment
- Ground floor restaurant let at £21,600 per annum expiring January 2042
- Flat above has been sold off on a long lease of 224 years from 25th December 1982
- In the heart of Maida Vales most sought after roads
- Rent Review due 1st July 2024
- Outside terrace seating to the front

# 2 Lauderdale Parade, Lauderdale Road, London, W9 1LU

## Summary

Available Size	1,026 sq ft
Price	£395,000
Rates Payable	£5,613.75 per annum
Rateable Value	£11,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

Rarely available freehold retail investment for sale. The ground floor and basement are let to Peter Colman and Juliet Colman trading as La Cochennet a well established Italian Bistrot and Gourmet Pizzeria on a lease for a term expiring 17th January 2042. There are rent reviews every 5 years the next review is 1st July 2024 no rent review notices have been served.

The current rent is £21,600 per annum exclusive of rates. There are Tenant only break clauses every 5 years of the term subject to 6 months prior written notice.

1 and 2 Lauderdale Parade are connected and in No 2 a toilet block has been constructed by the Tenants ( with Landlords consent ) with access from No 1. to serve both properties. The Tenants are also the owners of the Freehold of No 1 Lauderdale.

NB on the title it shows that there is an additional address 82 Castellain Road W9 1EX. The title number is NGL410054 which relates to the residential accommodation above. The first and second floor maisonette, together with the third floor loft space (registered as 82 Castellain Road W9 1EX) has been sold on a long lease of 224 Years from the 25th of December 1982.

## Location

The building is perfectly positioned moments from Paddington Recreation Ground and a short walk to a number of cafés, restaurants and boutique shops with the closest Underground stations being Warwick Avenue and Maida Vale (both Bakerloo Line). In the heart of this exclusive residential area.

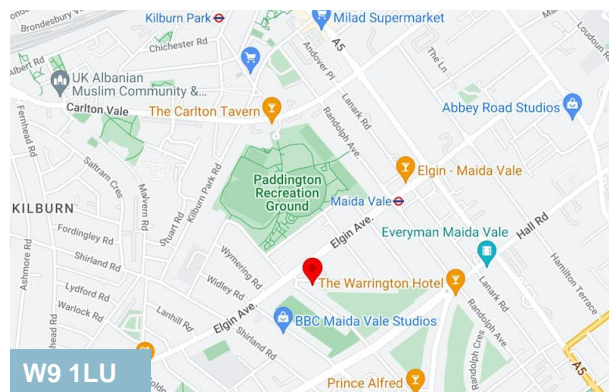
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Restaurant	613	56.95	Available
Basement	194	18.02	Available
Outdoor - Front Terrace Area	219	20.35	Available
<b>Total</b>	<b>1,026</b>	<b>95.32</b>	

## Viewings

Via arrangement with the sole agents Dutch & Dutch.



## Viewing & Further Information



### Jack Ezekiel

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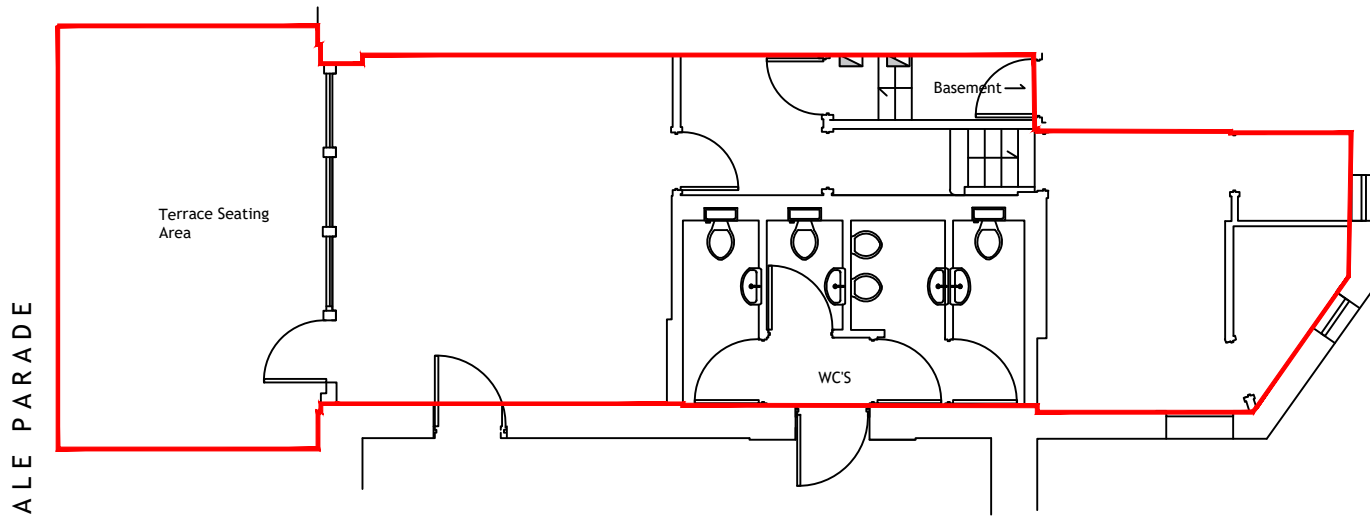
### Peter Wilson

0207 4439862 | 07896678182

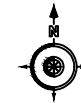
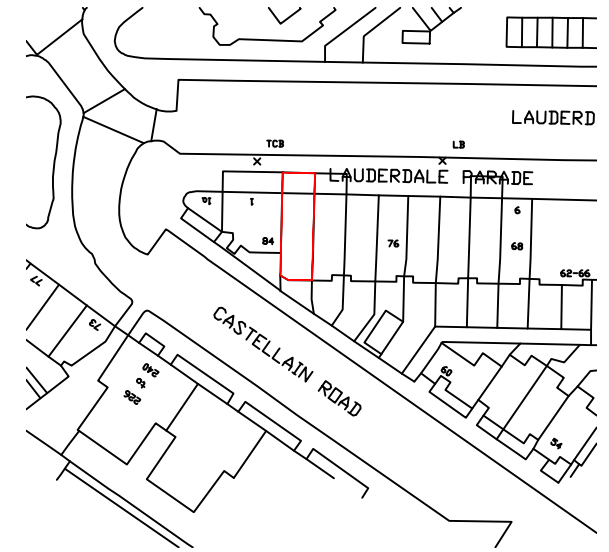
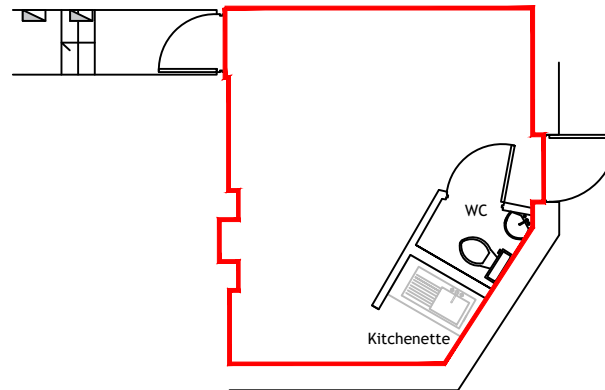
peter@dutchanddutch.com

**More properties @ [dutchanddutch.com](https://dutchanddutch.com)**

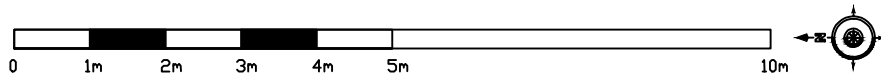
**Ground & First Floor**



**Basement**



Location Plan 1:1250



Demise

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Client	Richard Hampton		Scale	1:100	Date	21.03.24
Project	2 Lauderdale Parade London W9 1LU		Drawn By	LJP	Checked By	
Title	Basement, Ground & First Floor Plan		Project No	0806	Dwg. No	BG101
			Rev.			