

# MARYLEBONE VILLAGE

**42 PADDINGTON STREET LONDON W1  
(ON THE CORNER WITH CHILTERN STREET)**

**MAJOR REFURBISHMENT COMPLETED  
“WHAT WILL I BE ...?”**



## **LOCATION & DESCRIPTION**

Situated on the corner of Paddington Street and Chiltern Street, this exceptionally well located and visible corner unit is available for the first time in over 20 years.

Located opposite **The Chilterns** residential development including **Fucini** Italian restaurant and **BXR London** training gym. The new **Chiltern Place** residential development on the opposite corner is now completed and just a short distance away is the **Chiltern Fire House** restaurant.

The unit has undergone a complete refurbishment ready for a shop fit out, to provide a self contained ground and lower ground floor unit. The premises include a new double glazed timber framed shop front with entrances and window frontage on both Paddington Street and Chiltern Street. The unit is very noticeable from Paddington Street, with Chiltern Place being set back from the pavement.

## ACCOMMODATION & USE

Arranged on the ground as open plan and lower ground with a fitted kitchen and toilet, having the following approximate net internal areas:

Ground	343 sq ft (31.86 m <sup>2</sup> )
Lower Ground	406 sq ft (37.71 m <sup>2</sup> )
Vaults	<u>108 sq ft</u> (10.03 m <sup>2</sup> )

The approximate floor area is 857 sq ft (79.60 m<sup>2</sup>)

**The current use is as A1 retail but consideration would be given for A2 Financial & Professional Services, subject to the necessary planning consents.**

## TERMS

The property is available by way of a new full repairing and insuring lease direct from the landlord for a term of 10 years (or longer) with a mid-term upward only rent review and held outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954 (as amended).

## RENT

Offers in excess of £48,000 per annum exclusive. **No premium.**

Note. We understand VAT is not payable on the rent.

## BUSINESS RATES

The new rateable value for 2017/2018 is £36,750. All interested parties should verify the actual rates payable with the City of Westminster.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D (90) and available on request.

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For further information and to view please contact the sole agents  
Dowd & Company Chartered Surveyors.



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The above information is believed to be correct and is given in good faith but is intended as guidance only and its accuracy is not guaranteed. It does not form any part of an offer or contract. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars. January 2018.