

REFERENCE: 5052 - Subway, Paddington



Freehold Retail Investment in Paddington W2

ADDRESS: 147 Praed Street, London W2 1RL.

- **Excellent Location**

- **Rent Deposit of £35,000.**

LOCATION

Paddington is a busy district centre lying to the northwest of London's West End, comprising a mix of commercial, retail, and residential buildings. The property lies on the south side of praed street, in a busy shopping pitch. Surrounding retail units include Kentucky Fried Chicken,, Mcdonalds, Burger king, and Garfunkels. London underground station and St Mary's hospital are opposite

DESCRIPTION

The property comprises a late Victorian mid terrace building, set out on basement, ground, and two upper floors. The ground floor trades as a subway, with 2 self contained flats, sold on a long leasehold basis

ACCOMMODATION

Ground floor-412 sq ft, (retail sales ITZA 384) Basement Food Preparation area 442 sq ft- Total net internal floor area 854 sq ft

TENANCY

Let to HSS Corporation – a franchise of Subway International BV- assigned to Loxley London Limited on 25/1/2011for 15 years from 25 April 2003, at a rent of £42500 pa with 5 year rent reviews and FRI. **Rent deposit of £35000**

RENT: £42,900 per annum including £400 per annum ground rent from the 2 flats

TENURE: Freehold.

VAT: Applicable

PRICE: Offers in excess of £795,000 – 5.2% Net

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