



## SITUATION

Close to the junction with Bouverie Place in this well-known Central London location nearby multiples such as **H&T Pawnbrokers, Mail Boxes Etc., Tanning Shop, Ryman, Tesco Express, Hamptons, Greggs** and a variety of independent traders, opposite St Mary's Hospital and approx. 300 yards from London Paddington Mainline Rail and Underground Station (Elizabeth Line, Bakerloo, Circle, District, Hammersmith & City).

## PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate front access to a **Basement Office** and **3 Self-Contained Flats** on the first, second and third floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£85,096.44** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Anthony Louca Solicitors  
Tel: 020 7723 9889 Ref: Lucy Louca  
Email: [lucy@anthonylouca.com](mailto:lucy@anthonylouca.com)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage	13'7"	<b>79 Praed Street Limited t/a Approid Tech Specialists (mobile phone repairs/ accessories)</b>	10 years from 1st October 2015 (excl. s.24-28 of L&T Act 1954)	£30,000	FRI <b>Rent Review 2023</b>
	Internal Width	11'3"				
	Shop & Built Depth	12'3"				
Basement Office	Area	Approx. 272 sq ft	<b>Digiware Limited (Data Recovery)</b>	Monthly Licence	£9,000	
Flat A (First Floor)	Studio Room, Shower Room/WC Area	Approx. 118 sq ft <sup>1</sup>	<b>Individual</b>	1 year from 26th September 2021	£15,365.48 <b>(See Note)</b>	AST Holding Over
Flat B (Second Floor)	Studio Room, Shower Room/WC Area	Approx. 118 sq ft <sup>1</sup>	<b>Individual</b>	1 year from 19th December 2022	£15,365.48 <b>(See Note)</b>	AST
Flat C (Third Floor)	Studio Room, Shower Room/WC Area	Approx. 140 sq ft <sup>1</sup>	<b>Individual</b>	1 year from 3rd October 2021	£15,365.48 <b>(See Note)</b>	AST Holding over
					<b>Total: £85,096.44</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from EPCs.

**Note: The rent for each flat is currently paid to the Freeholder by Westminster Council.**