

112 & 113 CRAWFORD STREET LONDON | W1

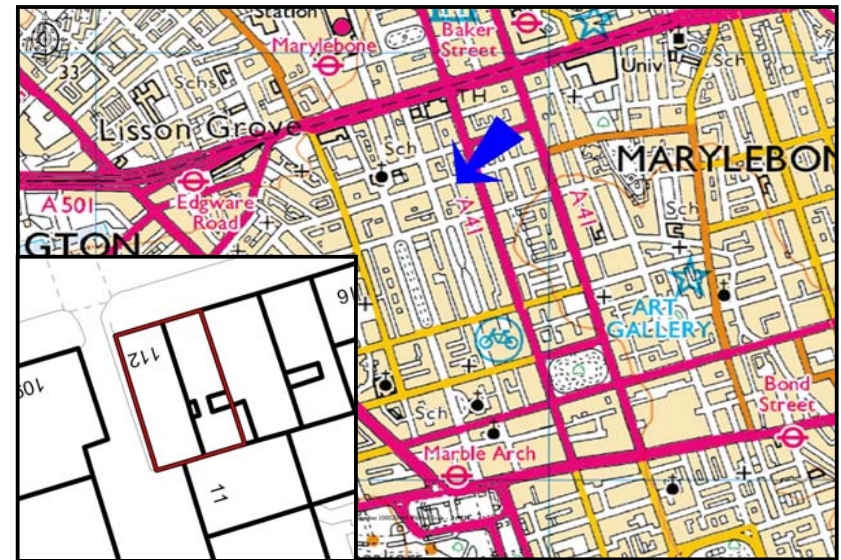


FREEHOLD RETAIL & RESIDENTIAL INVESTMENT

112 & 113 CRAWFORD STREET LONDON | W1

Investment rationale

- Adjoining Prime Central London Freeholds
- Unbroken retail and residential investment
- Affluent Marylebone location
- Opportunity to reconfigure residential (subject to planning)
- Available together or individually
- Of interest to investors, developers and owner occupiers



Location

The subject properties occupy a prominent position on the south side of Crawford Street between its junctions with Gloucester Street and Upper Montagu Street in the heart of Marylebone.

The area is renowned for its restaurants, leisure and shopping facilities, along with the vibrant atmosphere of the nearby Marylebone Village. Marylebone is also one of Central London's favoured residential locations, with both Hyde Park and Regents Park within easy walking distance.

Marylebone is well served by public transport links with four London underground stations located within close proximity; Marble Arch; Bond Street; Edgware Road and Baker Street. Furthermore two mainline railways stations, Marylebone and Paddington are both within 1km of the subject property.

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Description

The properties comprise two adjoining self contained buildings which are available to purchase either together or individually.

Each building is arranged to provide a ground floor and basement retail unit and three residential upper floors separately accessed from a communal entrance adjacent to the shop front. The residential elements are arranged as three self contained studio apartments.

There is potential to refurbish and reconfigure the residential upper parts to create lateral apartments (subject to gaining vacant possession and planning consent).

Schedule of Accommodation & Tenancies

Address	Tenant	Floor	Use	Area (Sq M)	Area (Sq Ft)	Lease terms	Rent (p.a)
112 Crawford Street	MAHMOUD ELZAYAT T/A SENATOR ESTATES	Ground	Retail	23.58	254	25/12/2007 to 24/12/2012	£15,000
		Basement	Storage	29.19	314		
		Subtotal (commercial)		52.77	568		
	PRIVATE INDIVIDUAL	1 st	Residential	Studio apartment		Regulated Tenancy commenced 04/10/2007	£5,512
	PRIVATE INDIVIDUAL	2 nd	Residential	Studio apartment		24/04/2009 to 23/04/2010. Assured Shorthold Tenancy. Holding over.	£7,800
	VACANT	3 rd	Residential	Studio apartment		Vacant	
		TOTAL					£28,312
113 Crawford Street	DIGIMAX (LONDON) LTD	Ground	Retail	23.14	249	26/11/2009 to 25/11/2014	£16,500
		Basement	Storage	32.92	354		
		Subtotal (commercial)		56.06	603		
	PRIVATE INDIVIDUAL	1 st	Residential	Studio apartment		17/01/2009 to 16/01/2010. Assured Shorthold Tenancy. Holding over.	£9,100
	PRIVATE INDIVIDUAL	2 nd	Residential	Studio apartment		12/06/2009 to 11/06/2010. Assured Shorthold Tenancy. Holding over.	£8,320
	PRIVATE INDIVIDUAL	3 rd	Residential	Studio apartment		28/11/2009 to 27/11/2010. Assured Shorthold Tenancy.	£9,360
		TOTAL					£43,280

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Planning

Both buildings lie within the London Borough of Westminster and are Grade II Listed. The properties lie in the Portman Conservation Area.

Tenure

Freehold.

The properties are available to purchase either together or individually.

Quoting Price

112 Crawford Street – £875,000 exclusive of VAT.

113 Crawford Street – £925,000 exclusive of VAT.

VAT

We understand the properties are not elected for VAT.

For further information or to arrange an inspection please contact:

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SUBJECT TO CONTRACT

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