



3 PADDINGTON ST

LONDON W1

FOR SALE

RARE, FREEHOLD, MIXED USE INVESTMENT IN THE HEART OF MARYLEBONE

3PS

3 PADDINGTON STREET

INVESTMENT SUMMARY

- ⊙ Prime freehold central London investment
- ⊙ Highly visible location from Marylebone High Street
- ⊙ Intact property with basement, ground floor shop and 3 studio flats above
- ⊙ Commercial income of £120,000 PA
- ⊙ 1 studio let by an AST and 2 vacant
- ⊙ Residential income of £31,200 PA
- ⊙ 3,140 sq ft total GIA
 - 862 sq ft NIA for commercial parts
 - 1,117 sq ft GIA / NSA for residential parts
- ⊙ Total income of £151,200 PA
- ⊙ First time on the market for more than 50 years

**OFFERS IN THE REGION OF £3,500,000,
SUBJECT TO CONTRACT**



LOCATION

3 Paddington Street is situated at the junction of Paddington Street and Marylebone High Street, one of central London's most impressive and desirable retailing locations.

Baker Street station is a 7 minute walk and Bond Street station is 12 minutes away.





3PS

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DESCRIPTION

3 Paddington Street is a period building arranged over basement, ground and 3 upper floors.

The ground floor and basement shop was comprehensively reconstructed in 2024 with a back to bare brick refurbishment and is occupied by Prime LWE LTD trading as Appear Here.

The ground floor shop is arranged as sales accommodation, DDA compliant WC and a kitchen.

The lower ground floor is arranged as 3 rooms, along with access to under-pavement vaults.

The upper floors are arranged as 3 self-contained studio flats and provide an opportunity to refurbish, or create 3 x 1 bedroom flats or a single family dwelling, subject to planning.

The flats are accessed by a private entrance to the side of the shop.





ACCOMMODATION

The accommodation is arranged as follows:

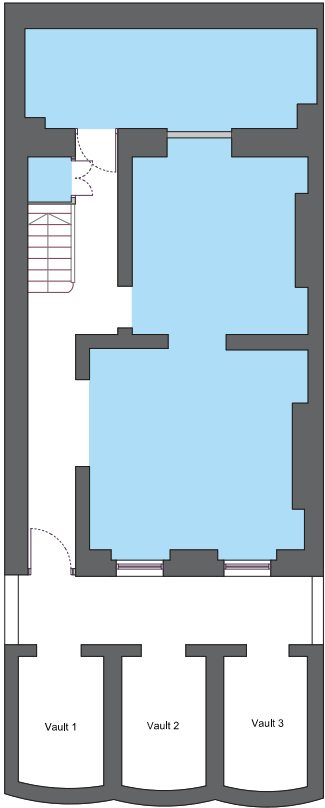
DEMISE	NIA SQ FT	NIA SQ M	GIA SQ FT	GIA SQ M
3rd	371	35	455	42
2nd	371	35	457	43
1st	375	35	501	47
1st floor store	-	-	39	4
Ground	429	40	621	58
Basement	433	40	849	79
Vault	-	-	218	20
TOTAL	1,979	185	3,140	292

The ground floor GIA includes the residential entrance.

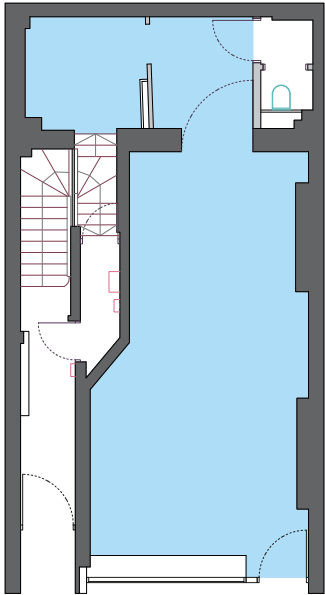


FLOOR PLANS

BASEMENT

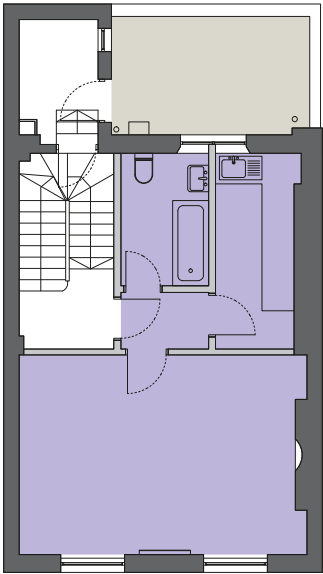


GROUND FLOOR

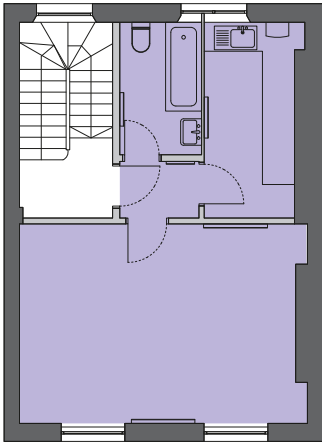


PADDINGTON STREET

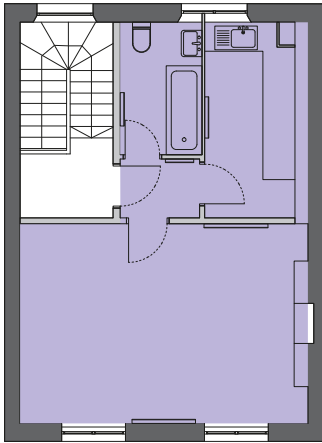
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





TENANCY SCHEDULE

DEMISE	TENANT	AREA SQ FT	LEASE START	LEASE END	BREAK CLAUSE	RENT (PA)	COMMENTS
3rd	Vacant	371					Floor to GIA / NSA
2nd	Vacant	371					Floor area to NSA / GIA
1st	AST	375				£31,200	AST, Floor area to NSA / GIA
Ground & Basement	Prime LWE LTD	1,075	06-11-2025	05-11-2035	06-11-2030	£120,000	Open market rent review on 06-11-2030
TOTAL		1,979				£151,200	





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COVENANT

Prime LWE trades as Appear Here, a pop-up shop operator with sites across prime London retail locations and works with some of the property industry's largest landlords.

They work as an on line marketplace, connecting shops with brands, retailers and entrepreneurs like an AirBnB for shops!

Prime LWE Ltd is a new company with The Landlord holding a 6 month rental deposit.

Prime LWE LTD. Company registration number 15911803.

ASSET MANAGEMENT

Several asset management opportunities exist for the upper floors and include leasing the vacant flats, explore converting the flats from studios to 1 bedroom flats or converting the entire upper parts to a single dwelling.



TENURE

The freehold interest in 3 Paddington Street is being sold. Title number 331194.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved



FURTHER INFORMATION

EPC'S

The shop and basement have an EPC rating of D, with the EPC expiring in July 2034. Flats 1+3 have EPC ratings of D. Flat 2 has a rating of C. The EPC's expire in June 2029 and January 2030.

PLANNING

3 Paddington Street is not listed but does fall within the Harley Street Conservation Area.

VAT

This property is not elected for VAT. Therefore VAT will not be charged on the purchase price.

INCOME

£151,200 PA

DEDICATED PROPERTY WEBSITE

Further information, photos, floor plans etc. can be found and downloaded [here](#).

AML

We are obliged to conduct customer due diligence under the Anti Money Laundering Regulations 2017 and RICS Professional Standards. We will advise which checks are required once heads of terms are agreed.

PROPOSAL

OFFERS IN THE REGION OF £3,500,000 ARE INVITED FOR THE FREEHOLD INTEREST, SUBJECT TO CONTRACT

CONTACT

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