



TO LET

**56 Maida Vale, London,
W9 1PP**

3,733 sq ft

**WHOLE BUILDING
OPPORTUNITY IN MAIDA
VALE - WITH LARGE
REAR GARDEN**



VIDEO TOUR

stirlingackroyd.com



Description

Configured over Ground floor, 1st floor and 2nd Floor with forecourt parking and a great outdoor space/rear garden - very rare in this prime Maida Vale location

Ground Floor 1624 sq ft, 1st Floor 1156 sq ft, 2nd floor 953 sq ft with lift access

Potential uses include : nursery, education, dental, medical, aesthetic/beauty, health care and office occupiers.

This is an ideal HQ building in an affluent west London location.

The property is available by way of an assignment direct from the Landlord for a term until 1st September 2032, outside the provisions of the 1954 Landlord and Tenant Act Part (II,) subject to contract.

Business Rates (Westminster City Council): Rateable Value is £72,500 and the rates payable are approximately £35,000 per annum.



Key points

- Prominent location in Maida Vale - opposite Maida Vale Tube Station
- End of terrace building with a lift and with forecourt parking & a large rear garden
- Lease Assignment - Direct with the Landlord
- Affluent Local Catchment - The property is idea for a range of occupiers
- Potential uses include offices, medical and nursery - subject to landlord and planning consent if required
- Rental £235,000 exclusive per annum
- 3,733 sq ft Gross Internal Total Building Area (excluding front forecourt parking and large rear garden/outdoor space)
- IDEAL HQ/HEAD OFFICE BUILDING



Location

56 Maida Vale is located on the junction of Maida Vale (A5) and Abercorn Place - within an affluent residential catchment, the premises benefits from excellent connectivity, being just a short walk from Maida Vale Underground Station (BAKERLOO LINE) and within easy reach of Central London.

Transport Links



Maida Vale 0.1 Miles



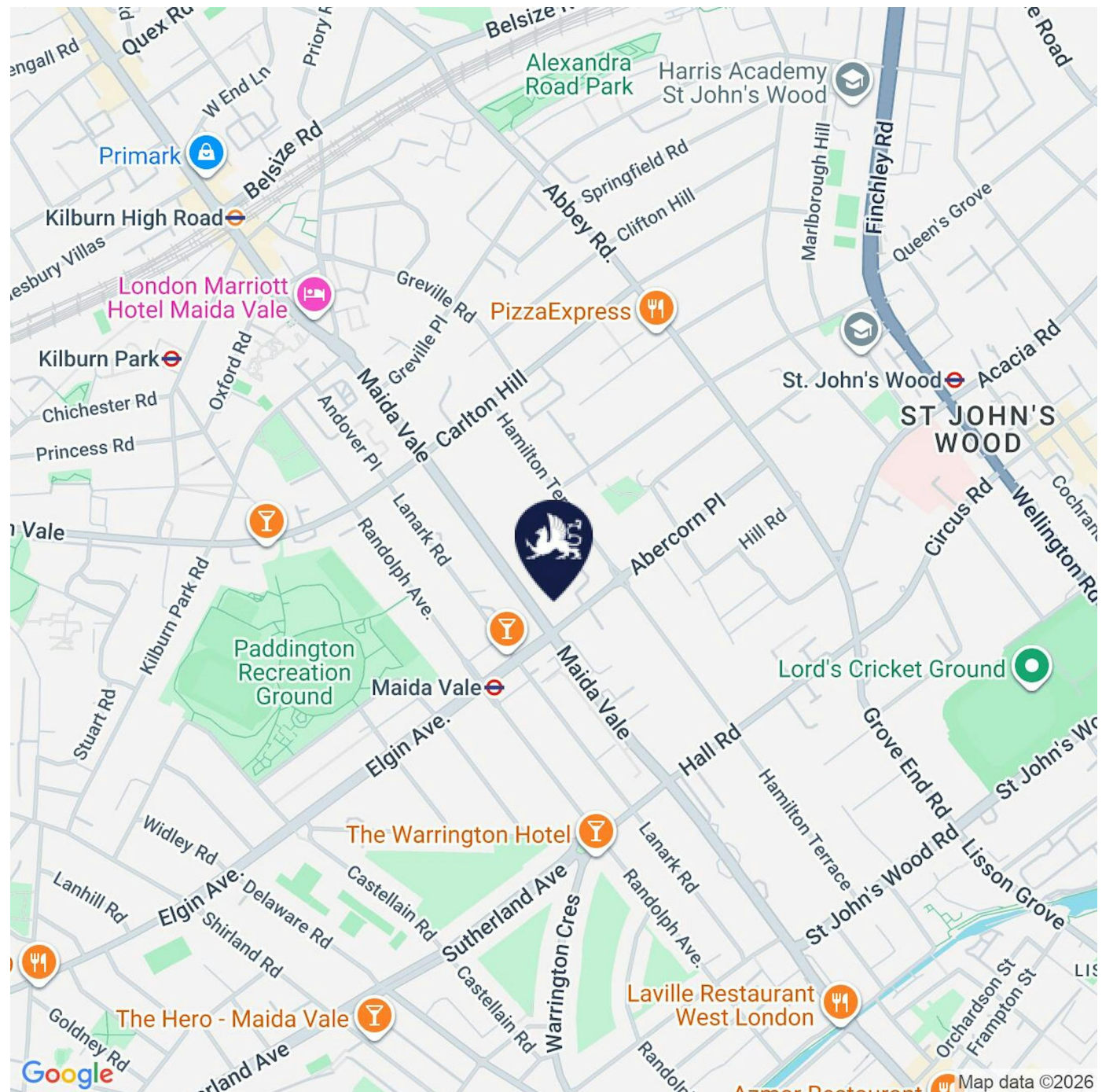
Kilburn Park 0.5 Miles

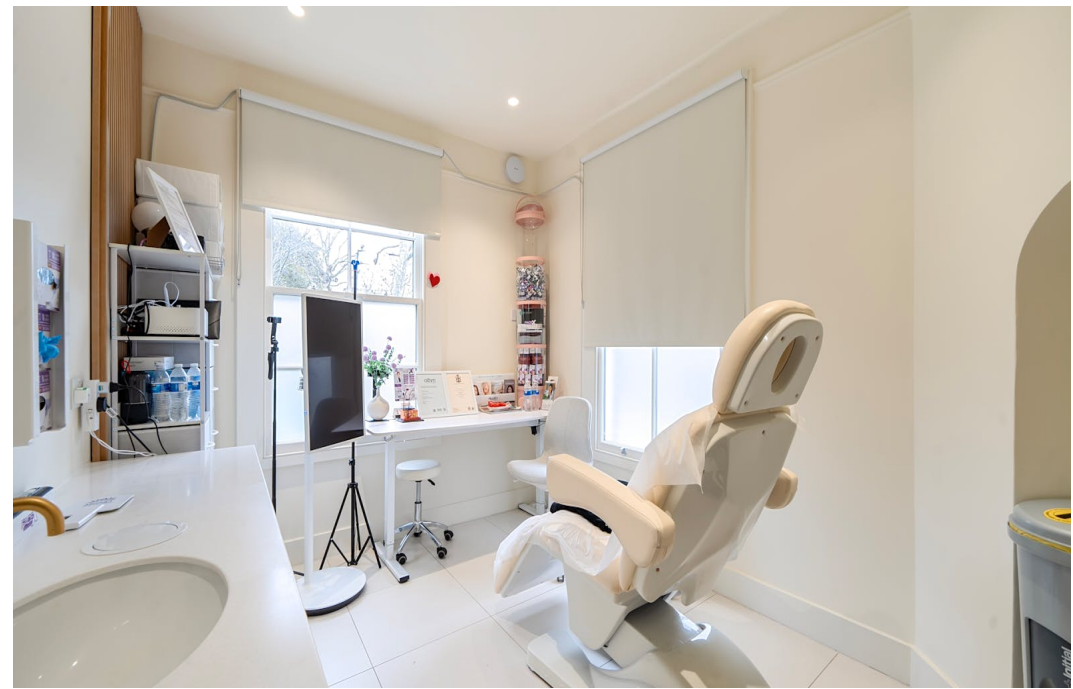


St. Johns Wood 0.5 Miles



Kilburn High Road 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	1,624	150.87	Available
1st	1,156	107.40	Available
2nd	953	88.54	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£235,000 per annum
Rates	£34,800 per annum
Service Charge	On application
VAT	On application
EPC	C (54)

Viewing & Further Information



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