



Freehold retail investment for sale

9 LAUDERDALE PARADE

Maida Vale, W9 1LU

Retail

FOR SALE

771 sq ft

(71.63 sq m)

- Rarely available freehold retail investment
- Ground floor shop let at £25,000 pa until September 2034 with a mutual break on the 30th September 2025
- Rent Reviews: 30 September 2025, 2029, 2033
- Two flats above sold on 150 year leases from 1986 (113 years unexpired) each producing £300 per annum
- Total rents of £25,600 per annum.
- Very popular local parade of shops in Maida Vale

9 Lauderdale Parade, Maida Vale, London, W9 1LU

Summary

| | |
|----------------|------------------|
| Available Size | 771 sq ft |
| Price | £395,000 |
| Rates Payable | £16.18 per sq ft |
| Rateable Value | £25,000 |
| EPC Rating | D |

Description

Rarely available freehold retail investment for sale. The property is arranged over three floors, situated in a popular retail parade in Maida Vale.

The ground floor shop is let to a local construction company, Beattie Building Construction Limited, on a lease expiring in September 2033. Current passing rent of £25,000 per annum, with a mutual break clause on the 30th of September 2025 subject to 6 months prior notice. The lease benefits from a rent review in September 2025 and a personal guarantee.

The residential upper parts, 68a and 68b Castellain Road, have been sold off on 150 year long leaseholds from 25/12/1986 each producing £300 per annum.

Location

The freehold is perfectly positioned moments from Paddington Recreation Ground and a short walk to a number of cafés, restaurants and boutique shops with the closest Underground stations being Warwick Avenue and Maida Vale (both Bakerloo Line).

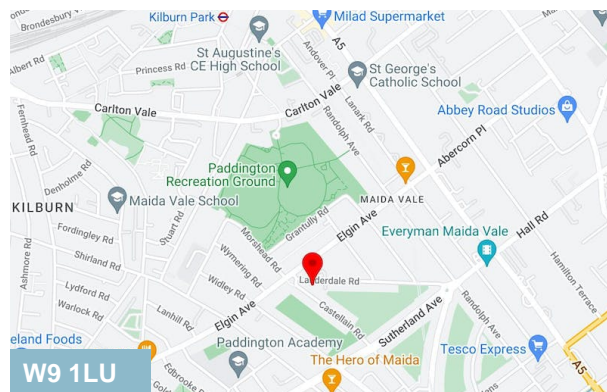
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|------------|--------------|
| Basement | 193 | 17.93 |
| Ground | 578 | 53.70 |
| Total | 771 | 71.63 |

Viewings

By appointment with the Vendor's sole agents, Dutch & Dutch.



Viewing & Further Information



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