



PRICE ADJUSTMENT

Amazing development opportunity for an owner occupier to create a totally unique business or live/work space (STPP)

31-33 BEETHOVEN STREET

W10 4LJ

Industrial

FOR SALE

9,876 sq ft

(917.51 sq m)

- In the same family ownership since 1947
- Off street parking
- Unique development opportunity for business space or live/work (STPP)
- Short walk from Queens Park station, Salisbury Road and Chamberlayne Road
- Originally two separate buildings, now intercommunicating
- Currently arranged as artist studios, offices and storage space

Summary

Available Size	9,876 sq ft
Price	£2,975,000
Business Rates	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

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These two interconnected buildings have been in the same family ownership since 1947. The family's business also occupied the buildings until recently when some of the space was let on licenses to artists and makers. The buildings cover almost the entirety of the site and would benefit from a comprehensive refurbishment or redevelopment to suit a buyers needs.

Location

Beethoven Street is a quiet road of mixed uses including other commercial buildings, leisure uses and residential. Yoga Loft and Rollover Studios are located in the same parade. The property is an 8 minute walk from Queens Park Station and the bars, restaurants, cafes and shops of Salusbury Road.

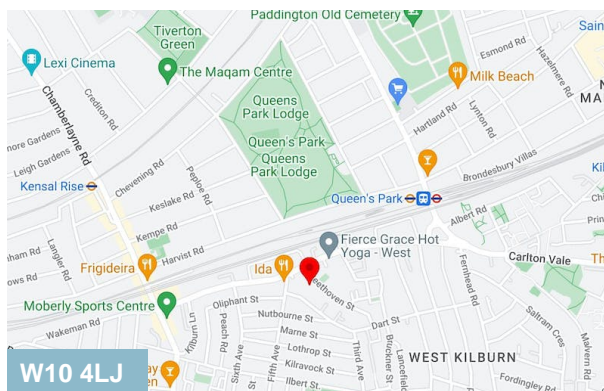
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,100	566.71	Available
1st	3,776	350.80	Available
Total	9,876	917.51	

Licenses

There are currently four occupiers on licenses which can be terminated with 4 weeks Notice on either side. The license fee includes utilities and business rates. Total gross income from License Fees £85,000 per annum. An additional £50,000 per annum is paid by Kaloric Heataer Co Ltd, a company owned by the vendor.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182
peter@dutchanddutch.com



Jack Ezekiel

02074439867 | 07572346013
jack@dutchanddutch.com

More properties @ dutchanddutch.com