

**Marylebone Freehold Opportunity**

Vacant Possession of the Retail Element with Development Potential STP



In the heart of Westminster's Regeneration Masterplan  
**Development Potential (subject to planning)**  
**50 Church Street, Lisson Grove, Marylebone NW8 8EP**  
Retail Element NIA approx. 596 sq ft

## Situation

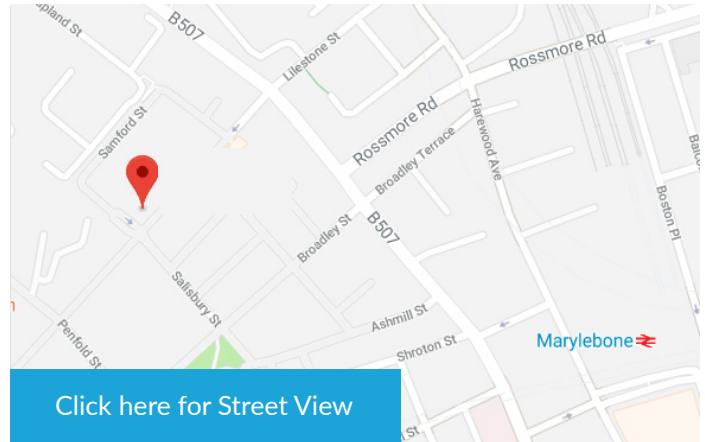
Located in a central pitch along Church Street, one door removed from the junction with Salisbury Street. The area is subject to Westminster's exciting Church Street Masterplan, which is due to completely overhaul the entire area.

Proposals currently include plans to create around 1,750 new homes, improve on the existing market, and create a new pedestrian-priority Church Street, focussing on the market, pedestrians and cyclists.

This opportunity represents an affordable Marylebone Freehold opportunity, benefitting from Vacant Possession of the retail element, along with development potential at basement-level, and within rear garden area (subject to the necessary consents), whilst also benefitting from being located right in the heart of Westminster's exciting Masterplan.

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[Click here for Street View](#)

## Accommodation

Arranged as retail at ground and basement (with a rear garden area), along with a 2-bed residential maisonette at first and second floor levels:

Ground Floor	260 sq ft
Basement	336 sq ft
Rear Garden	Not Measured
First & Second Floors	Not Measured
<b>Retail Area NIA</b>	<b>596 sq ft</b>

## Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£15,500</b>
<b>Payable 2017/18</b>	<b>£5,320</b>

Interested parties are advised to verify with the Local Rating Authority.

## EPC

An Energy Performance Certificate is available upon request.

## Term

Freehold with Vacant Possession of Retail areas.

The upper residential floors have been sold off on a 125-year lease to expire December 2108.

## Legal costs

Each party to be responsible for payment of their own costs.

## Planning

We understand the ground and basement areas benefit from A1 planning use.

There is development potential at basement level and at the rear, subject to the necessary consents.

## Contact

For further information or a **strictly confidential** viewing contact:

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## Price

£575,000. Subject to Contract.

**Important:** These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.