Praed Street W2

O.I.E.O £1,350,000 Freehold

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Prad Street

A rare Freehold mixed-use development opportunity comprising a ground and basement retail unit, alongside three self-contained studio apartments.

An excellent opportunity to acquire a five-storey mixed-use property requiring refurbishment and offering significant potential for value enhancement.

The ground floor and basement comprise a café/retail space, which has been unused for several years and now presents a blank canvas for reconfiguration, modernisation, or alternative use (subject to the necessary consents).

The upper three floors consist of three self-contained studio apartments, each offering independent living accommodation. These units provide an attractive opportunity for refurbishment and rental income generation or resale upon improvement.

The property is offered to the market with full vacant possession, making it ideal for owner-occupiers, investors, or developers seeking a versatile asset in need of modernisation.





Location

The property is situated on Praed Street (W2), a vibrant and well-connected thoroughfare in the heart of Paddington. The area benefits from excellent transport links, with Paddington Station (Elizabeth Line, National Rail, Underground) just a short walk away, providing rapid access across London and beyond.

The location is characterised by a mix of residential, hotel, and commercial occupiers, supporting strong footfall and demand for both retail and accommodation. Hyde Park is also within close proximity, enhancing the area's appeal for residents and visitors alike.

Freehold
Council Tax - F
EPC - ask agent


BREAKFAST





















Praed Street, W2

Approximate gross internal area
177.86 sq m / 1914 sq ft
(Including External Vaults)
External Vaults
7.98 sq m / 86 sq ft

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Approximate gross internal area:
1914 sq ft (177.86 sq m)
EPC rating: ask agent | Ref: ALB250220

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For further details contact

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