



3 Craven Terrace

Bayswater, W2 3QD

**Stunning Grade II listed
mixed use building in the
heart of Bayswater, W2.**

1,781 sq ft
(165.46 sq m)

- Freehold Building
- ERV c. £59,000 p/a
- Superb Retail Space
- Fully Glazed Frontage
- Two Studio Apartments
- Attractive Parade
- Excellent Transport Links

3 Craven Terrace, Bayswater, London, W2 3QD

Summary

Available Size	1,781 sq ft
Price	£1,100,000
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - Listed building

Description

This impressive MIXED USE property is arranged as VACANT Commercial spaces and FULLY LET Residential flats with an ERV of £59,000 per annum. The property comprises the ground and lower ground floors of a Grade II listed building, which is arranged as an open plan retail area on the ground floor, with large office / storage space to the lower ground floor. The upper parts are converted as four self-contained apartments with flats 2 and 3 retained by the Landlord and flats 1 (1st floor) and 4 (3rd & 4th floor) sold off on long leases. The retail premises, flat 2 and flat 3 are generally in good order, with the lower ground floor in shell and core condition.

Location

The building is situated on the westerly side of Craven Terrace close to the junction with Craven Road. Other local businesses include, The Craven Hotel, Oxford Hotel, Taormina, The Village Paddington, Moores Pharmacy, Chelsea Deli, Pristine Dry Cleaners and La Meena Café. Public transport is available from Lancaster Gate (Central line) and Paddington Station (National Rail, Bakerloo, Circle, District and Hammersmith & City lines).

Specification

Amenities include:

- Fully glazed frontage
- Good ceiling height to commercial areas
- Open plan retail space
- Basement office/ storage
- Excellent Local transport links

Viewings

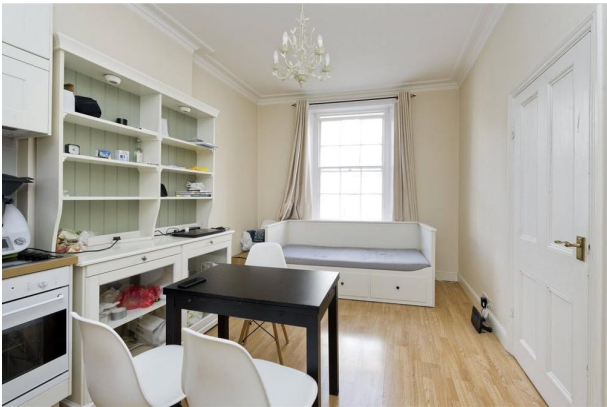
Strictly by appointment with Sole Agents Winkworth Commercial.

Terms

The commercial spaces are currently FULLY VACANT although we understand that the Ground Floor only was recently let at £22,500 per annum. The estimated value of the basement, post refurbishment is c. £12,000 per annum.

Video

- Video Tour 3 Craven Terrace - <https://mls.ricohtours.com/44fbcd4a-2d2e-46b9-bae5-47477c7a2550>



Viewing & Further Information



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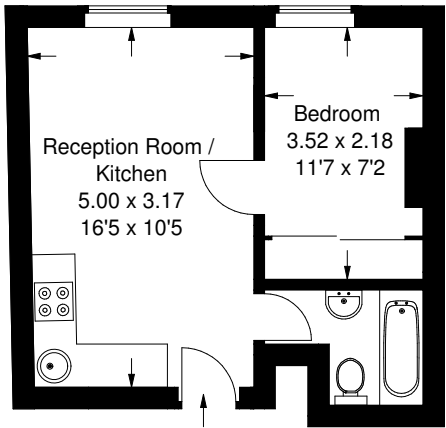
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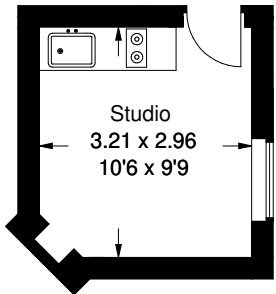
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Craven Terrace, W2

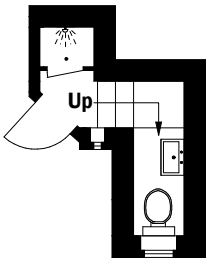
Approximate Gross Internal Area
Flat 2 = 27.1 sq m / 292 sq ft
Flat 3 = 12.4 sq m / 133 sq ft
Total = 39.5 sq m / 425 sq ft



Second Floor - Flat 2




Second Floor - Flat 3

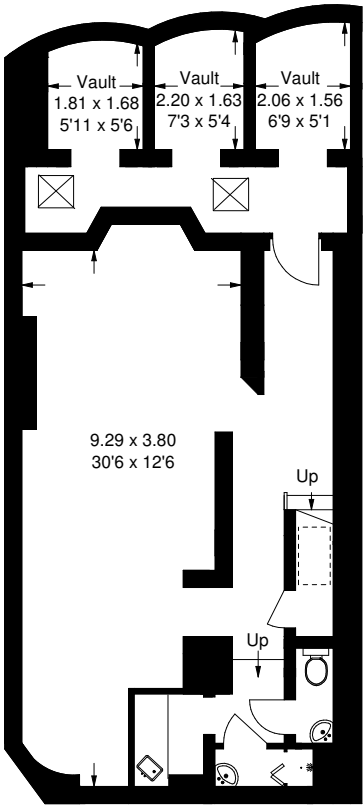


Second Floor
Flat 3

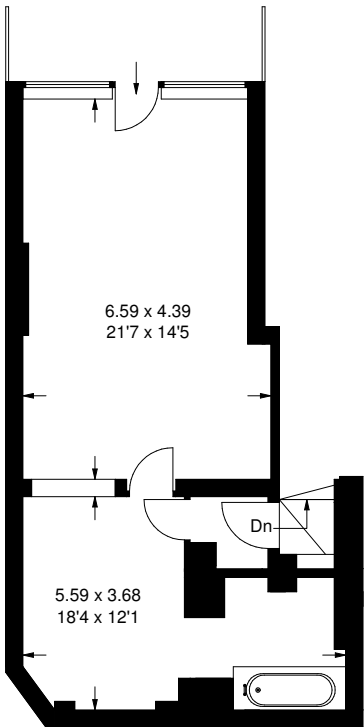
Craven Terrace, W2

Approximate Gross Internal Area = 48.2 sq m / 519 sq ft
Basement = 50.7 sq m / 546 sq ft
Entrance to Vaults & Vaults = 17.8 sq m / 191 sq ft
Total = 116.7 sq m / 1256 sq ft

 = Reduced headroom
below 1.5 m / 5'0



Basement



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.