

20 Lisson Grove Marylebone

OFF-MARKET INSTRUCTION · NW1 6TT

MIXED-USE FREEHOLD · 5 UNITS · VICTORIAN TERRACE

ASKING PRICE
£1,750,000

ANNUAL RENT
£111,300

GROSS YIELD
6.36%

TENURE
Freehold

DESCRIPTION

A four-storey Victorian mid-terrace in Marylebone NW1, comprising one ground-floor and basement commercial unit and four self-contained residential units above.

Independent residential access is provided via a communal hallway. All five units are currently occupied.

COMMERCIAL UNIT

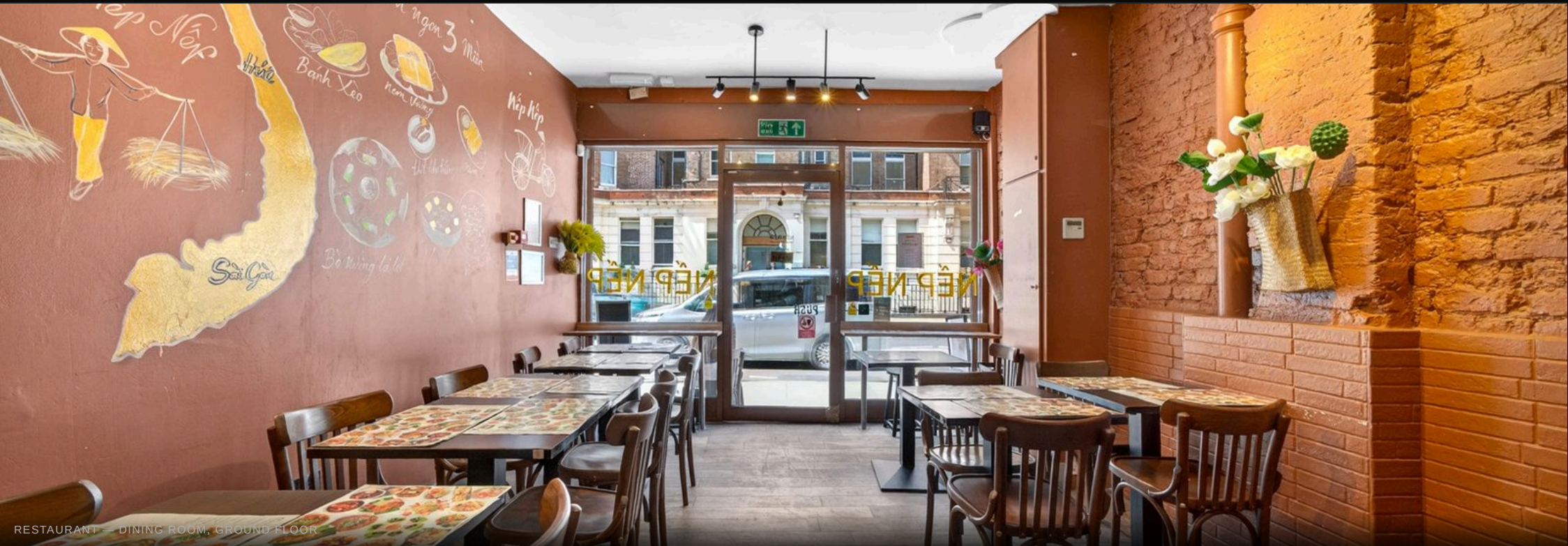
Ground floor and lower ground floor. Use class E(b). Currently operated as a Vietnamese restaurant with approximately 40–50 covers. Ground floor comprises dining room, shop front, and ancillary office with WCs. Lower ground floor comprises a commercial kitchen and storage. GIA approximately 1,388 sq ft (129 sq m).

RESIDENTIAL UNITS

Four self-contained units above via independent communal hallway. Three studios (approx. 350 sq ft / 33 sq m each) on first, second, and third floors. One bedsit (approx. 164 sq ft / 15 sq m) at half-landing level. All units have separate kitchens and bathrooms with laminate flooring throughout.

KEY FACTS

Address	20 Lisson Grove, Marylebone, NW1 6TT
Tenure	Freehold
Property Type	Victorian mid-terrace
Storeys	4 (plus lower ground floor)
Total Units	5
Commercial Units	1 — Restaurant (E(b))
Residential Units	4 — 3 studios + 1 bedsit
Commercial GIA	1,388 sq ft (129 sq m)
Restaurant Covers	approx. 40–50
Asking Price	£1,750,000 (offers in the region of)
Total Annual Income	£111,300 p.a.
Gross Yield	6.36%



RESTAURANT — DINING ROOM, GROUND FLOOR



DINING ROOM — SECOND ANGLE



REAR DINING AREA



BAR / SERVICE COUNTER



COMMERCIAL KITCHEN — LOWER G/F



STUDIO FLAT — LIVING AREA



STUDIO — LIVING AREA



STUDIO — LIVING AREA



STUDIO — KITCHEN



STUDIO — BATHROOM

INCOME SCHEDULE

UNIT	TYPE	AREA	WEEKLY	ANNUAL
20 Lisson Grove	Restaurant E(b)	1,388 sq ft	—	£32,000
Flat 1	Bedsit	164 sq ft	£250	£13,000
Flat 2	Studio — 1st fl.	350 sq ft	£425	£22,100
Flat 3	Studio — 2nd fl.	350 sq ft	£425	£22,100
Flat 4	Studio — 3rd fl.	350 sq ft	£425	£22,100
Total				£111,300

COMMERCIAL LEASE

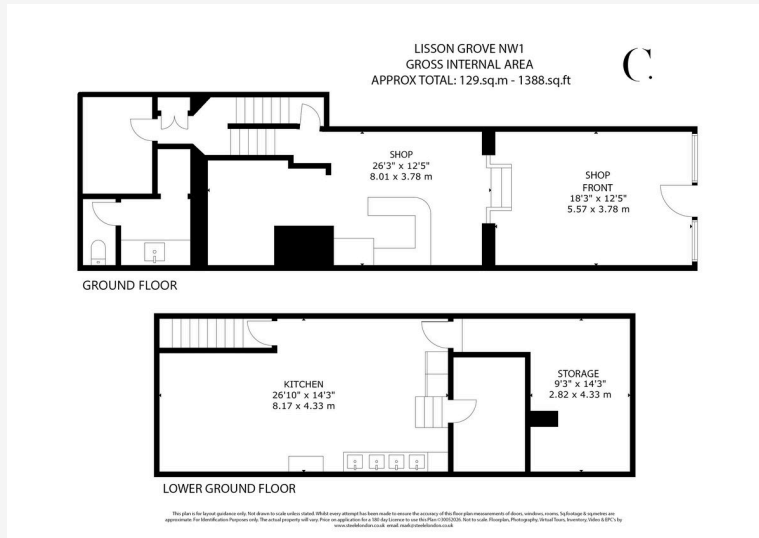
Use Class	E(b) Restaurant
Lease Commenced	September 2014
Passing Rent	£32,000 p.a.
Covers	approx. 40–50

INVESTMENT METRICS

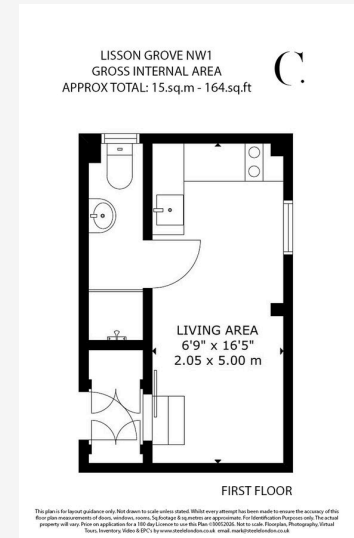
£1.75M	£111,300	6.36%
ASKING PRICE	ANNUAL RENT	GROSS YIELD



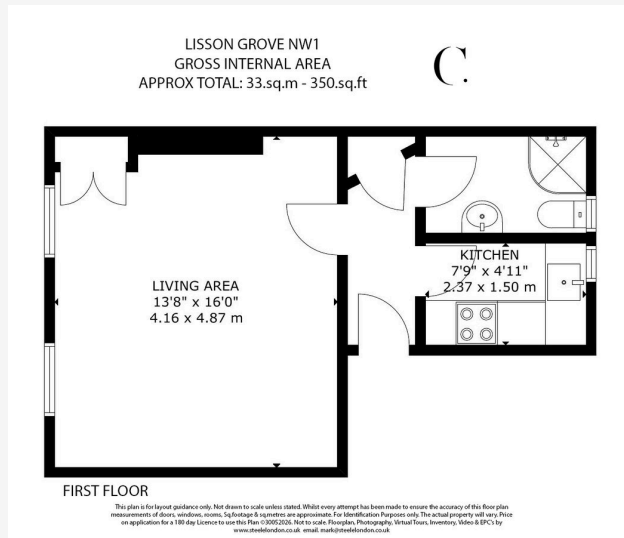
FLOOR PLANS — ALL UNITS



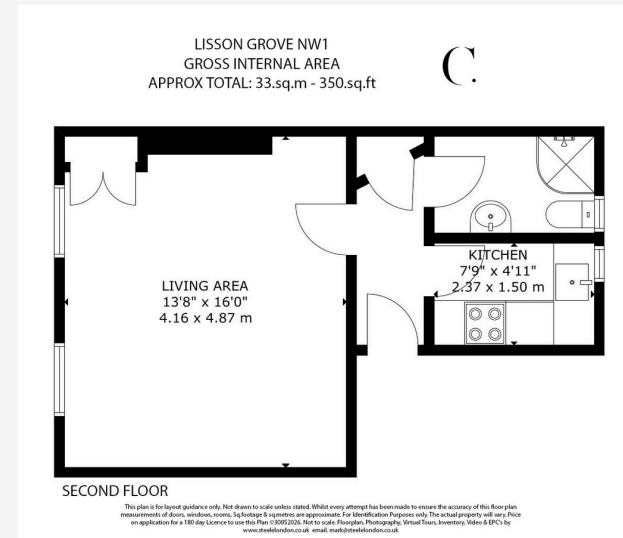
RESTAURANT & KITCHEN — G/F + L/G/F · 1,388 SQ FT



FLAT 1 — BEDSIT, HALF-LANDING (1ST FL.) · 164 SQ FT

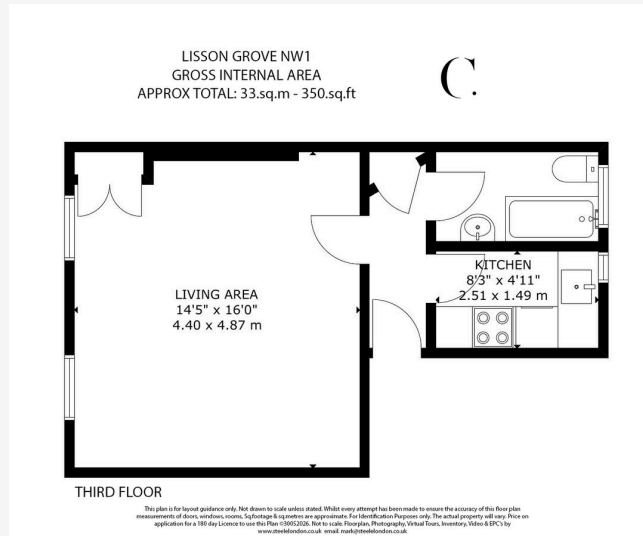


FLAT 2 — STUDIO, 1ST FLOOR · 350 SQ FT



FLAT 3 — STUDIO, 2ND FLOOR · 350 SQ FT

FLAT 4 — STUDIO, THIRD FLOOR



FLAT 4 — STUDIO, 3RD FLOOR · 350 SQ FT



LOCATION

20 Lisson Grove sits in Marylebone NW1, approximately 200 metres south of Marylebone station. The building fronts directly onto Lisson Grove, a busy arterial route between Marylebone and Maida Vale.

TRANSPORT

Marylebone Station	approx. 200m
Bakerloo Line	Baker Street, 5 min
Elizabeth Line	Paddington, 12 min
Chiltern Railways	Marylebone terminal
Oxford Street	approx. 15 min walk
Regent's Park	approx. 10 min walk

PLANNING

Commercial use class E(b). LPA: Westminster City Council. Purchasers should make independent enquiries.

MARKET CONTEXT — NW1

£550+

Avg. studio rents, NW1 p/w

£425

Current passing rent, studios p/w

5

Individual income streams

0

Vacant units at listing

NW1

Central London postcode

2014

Commercial lease commenced

RENTAL UPLIFT POTENTIAL

Current residential rents sit below prevailing NW1 market levels. Comparable studios in the postcode are achieving upwards of £550 per week. The commercial rent of £32,000 p.a. should be assessed against current market comparables for Lisson Grove at next review.

NEXT STEPS

Viewings are by appointment only. To arrange a viewing or submit a formal offer, contact Calibre Acquire using the details provided.

Offers should be submitted in writing, accompanied by evidence of funding and confirmation of buyer status. The vendor reserves the right to accept any offer at any time.

This brochure has been prepared by Calibre Acquire on behalf of the vendor. Information is provided in good faith and is believed accurate at time of preparation. It does not constitute a warranty or representation. All figures should be independently verified. Calibre Acquire acts as sole agent for the vendor. Interested parties must rely on their own enquiries.

CONTACT

COMPANY

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PROPERTY SUMMARY

Address	20 Lisson Grove, NW1 6TT
Asking Price	£1,750,000 (OIRO)
Annual Income	£111,300
Gross Yield	6.36%
Tenure	Freehold
Units	5 (1 commercial, 4 residential)