

REF: 1646



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43/44 LANCASTER GATE | LONDON | W2 3NA

EXTRAORDINARY OPPORTUNITY TO TAKE A BRAND NEW LEASE ON A RARELY AVAILABLE BUILDING IN PRIME, EXCLUSIVE LOCATION

TO BE LET

ALEX MARTIN
COMMERCIAL
020 7100 2348
WWW.ALEXMARTIN.CO.UK



Bernard Gordon & Company

☎ 020 8099 3119
✉ sales@bernardgordon.co.uk

OVERVIEW

Prime location Situated in the heart of Central London, within the Borough of Westminster.

6 Storey, Stucco Fronted, Grade II Listed period property, comprising two inter-connecting, mid-terrace buildings.

Situated just north of Kensington Gardens, within a short walk of Lancaster Gate and Queensway Underground Stations as well as Hyde Park.

Total NET internal floor area approx. 19,000 sq ft (1,765m²).

We are advised the total GIA is approx. 20,500 sq ft.

Currently used as a mix of religious and cultural purposes, training, and living accommodation.

Extraordinary opportunity to take a brand new lease on a rarely available building in prime, exclusive location.



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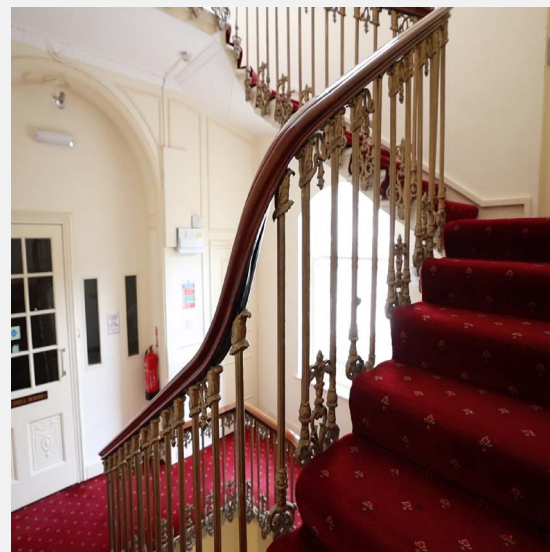
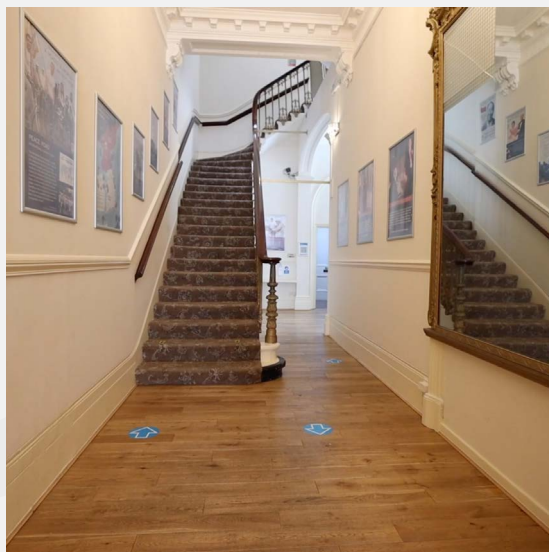
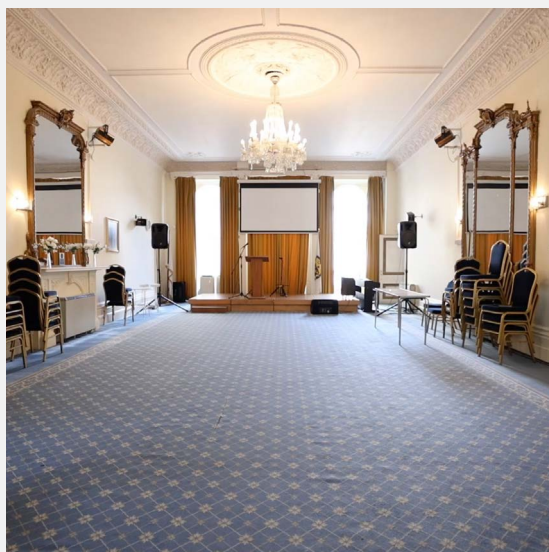
LOCATION

Situated at the end of a row of terraced buildings at the corner of Lancaster Gate. The property is located in the Bayswater District within the London Borough of Westminster. It is an extremely desirable, affluent, Central London Location where properties of this nature are sparsely available. It is located just North of Kensington Gardens which has royal park status and is home to the Albert Memorial and within a short walk to Hyde Park. Kensington Gardens has a large recreational lake called the Long Water which joins the serpentine in Hyde Park, making this a very attractive and popular tourist location. Kensington Palace, the home of the Duke and Duchess of Cambridge, is also within the gardens. Lancaster Gate, Queensway and Bayswater underground stations are within a short walk, and Paddington Station is also within easy reach.

Within the surrounding area are a number of popular amenities and accommodations including the Park Grand Lancaster Hotel, The Science Museum, Natural History Museum and Victoria and Albert Museum. The Royal Albert Hall, one of London's most famous venues, is also within 1 mile of the property. There are a number of high end restaurants, pubs and shopping facilities within a short walk as well as luxury hotels providing afternoon tea and spa days on almost every corner.

With early Victorian town planning at its core, this affluent area of London really does reflect the beautiful history and present luxury of the city.





THE PROPERTY

The building is a 6-storey, stucco-fronted, grade II listed period property comprising two inter-connecting, mid/end terrace buildings situated in the quiet recess of Lancaster Gate. It is planned on lower ground, ground and four upper floors comprising a mixture of studio flats and bedsits, as well as meeting rooms, offices, WC's, kitchen facilities and a ballroom on the 1st floor. We have been provided the approx. net internal floor areas as follows:

Floor	M ²	Sq Ft
Basement	404	4,350
Ground	355	3,825
First	326	3,510
Second	277.5	2,990
Third	186	2,000
Fourth	184	1,980
Total	1732.5	18,655

We are advised the gross internal floor area is approx. 20,500 sq ft.

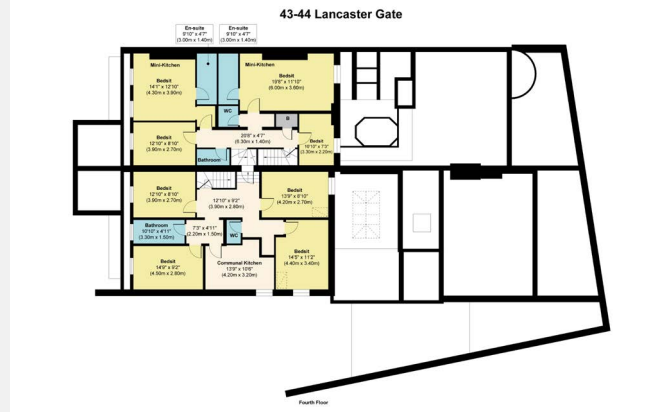
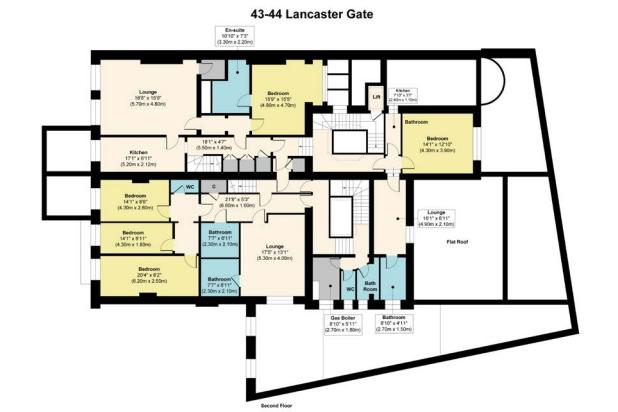
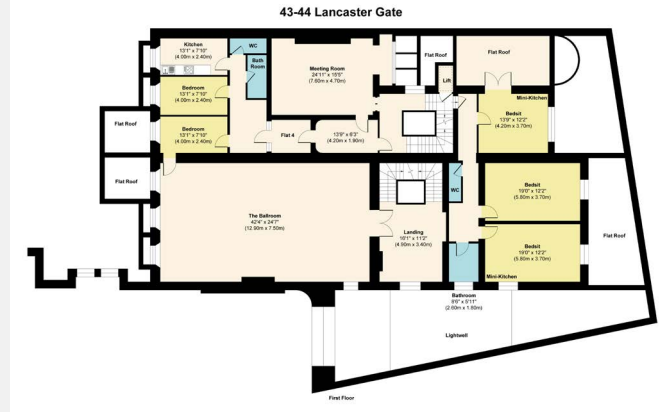
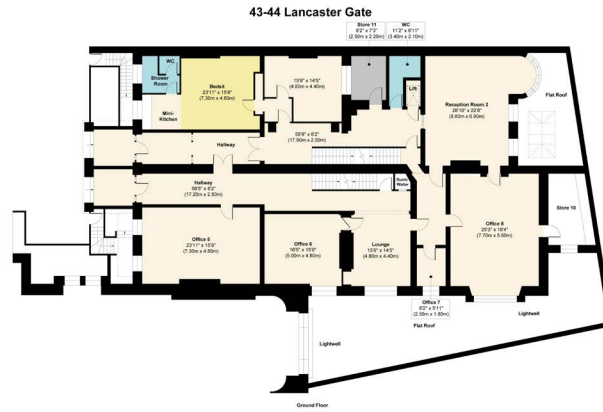
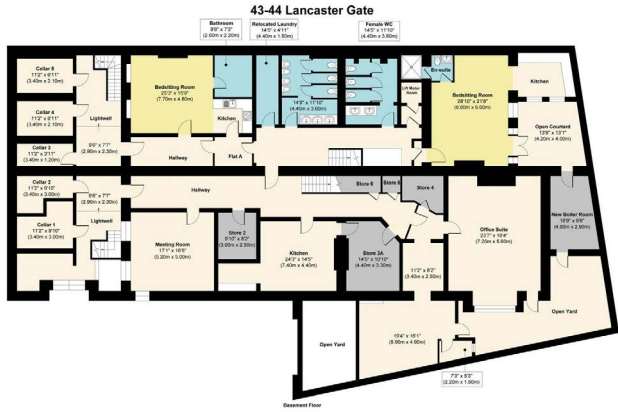
The property has been maintained in a good condition and is currently occupied, though will be let with vacant possession. Externally there are two small courtyard areas as well as some flat roof space.

The property is deemed ideal for a number of E/F1 users including college and university/higher education use, training, medical and health, religious and community uses as well as offices etc. Residential uses may be considered but only on a lease basis. Offers are invited on a subject to planning basis if required.

CONTACT THE TEAM ON:

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⦿ SERVICES

I am advised the property has the following services:

- Water, electricity and gas
- Fire alarm

Please note services have not been tested.

⦿ EPC

In hand – Band D.

⦿ PLANNING

NOTE: As from 1st September 2020 the use class order has been redefined.

We have been advised that the premises currently has a mix of sui-generis/ D1/C use which is now likely to fall into a sui generis/F1 mixed use as well as C use for residential. The property is currently used for a mix of religious and cultural purposes, training, and living accommodation and any interested party should satisfy themselves regarding planning. Offers are invited on a subject to planning basis if required.

⦿ VAT

I am advised the property is NOT elected for VAT purposes.

⦿ RENT

Brand new FR&I lease available with terms to be agreed. Rent upon application.

⦿ COST

Each party to be responsible for their own legal and professional costs.

⦿ HOLDING DEPOSIT

Tenants wishing to secure this property may be required to pay a holding deposit to Bernard Gordon & Co of £5000. This deposit is not refundable except if the landlord withdraws, clear title cannot be proved or suitable indemnity cannot be provided. In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/ completion. This deposit is held in our clients account until completion.

VIEWING STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT JOINT AGENTS:



**Bernard
Gordon &
Company**

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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

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