

THE WARRINGTON

93 Warrington Crescent
Maida Vale
London W9

NEW FREE OF TIE LEASE OPPORTUNITY



**DAVIS
COFFEY
LYONS**

THE WARRINGTON, 93 Warrington Crescent, London W9 1EH



- **Substantial freehold property situated within the highly affluent London suburb of Maida Vale**
- **Maida Vale is a predominantly residential suburb situated to the north west of Central London in the City of Westminster**
- **Arranged over basement, ground, first and second floor levels comprising circa 8,634 sq ft**

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Location

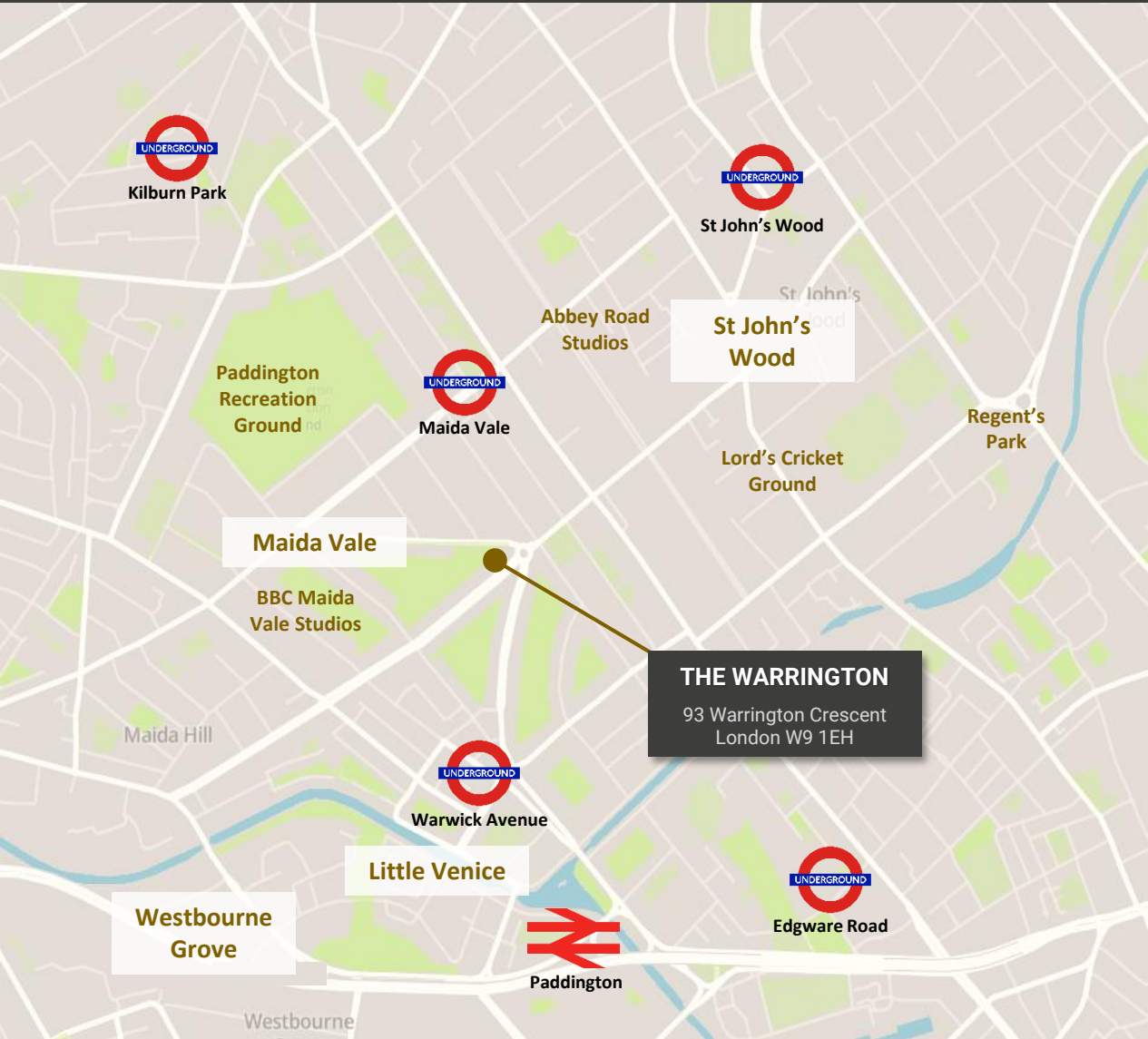
The subject property is located in Maida Vale, to the north west of central London in the City of Westminster.

The property is situated in the heart of Maida Vale, an affluent and predominantly residential area. Surrounding areas include St John's Wood, Regent's Park, Hampstead and Paddington.

Nearby significant landmarks include the Abbey Road Studios, BBC Maida Vale studios, Little Venice and Lord's Cricket Ground.

A number of leisure operators are in the vicinity, including Everyman Cinema, Starbucks and The Banana Tree.

The property is serviced by the Bakerloo Line from both the Maida Vale (300m to the north) and Warwick Avenue (450m to the south) Underground Stations.



Description

The Warrington Hotel is a prominent four storey property, dating from the 19th century, arranged over basement, ground and two upper levels.

The ground floor provides the main trading area, arranged around an impressive circular central bar / servery.

The first floor comprises a restaurant dining room, a further private dining room, kitchen, food preparation and storage rooms.

At second floor level there are five high-quality boutique guest bedrooms, each with an en-suite bathroom.

The basement comprises a cellar, a number of storage rooms and the men’s WC.



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Accommodation

We are informed the property possesses the following approximate Gross Internal Areas:

Basement	184.3 sq m	1,983 sq ft
Ground	223.5 sq m	2,406 sq ft
First	211.9 sq m	2,281 sq ft
Second	182.4 sq m	1,964 sq ft
Total	802.1 sq m	8,634 sq ft

Tenure

A new lease is to be created for a period of 25 years seeking **rental offers in the region of £300,000 per annum RPI.**

Planning

The property is situated within the City of Westminster.
The building is Grade II listed and falls within the Maida Vale Conservation Area.



VAT

The property is elected for VAT.
It is proposed that the transaction will form a TOGC.

Contacts

All enquiries should be via the sole selling agent
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Davis Coffe Lyons (DCL) provide these particulars as a general guide to the property, which is offered constitute subject to contract and to being available. These particulars do not an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through DCL. May 2019.

