
**FOR SALE: RARE CENTRAL LONDON FREEHOLD WITH OWN
PRIVATE GARDEN AND RESIDENTIAL POTENTIAL IN THE
HEART OF THE CHURCH STREET REGNERATION SCHEME**

- Vacant Possession
 - Beautifully Renovated
 - E Class (formerly A1/A2)
 - Potential for change of use to residential subject to prior approval application
- Ground & Lower Ground Floor 1,160 SQ. FT**

26 Church St, Marylebone, London NW8 8EP

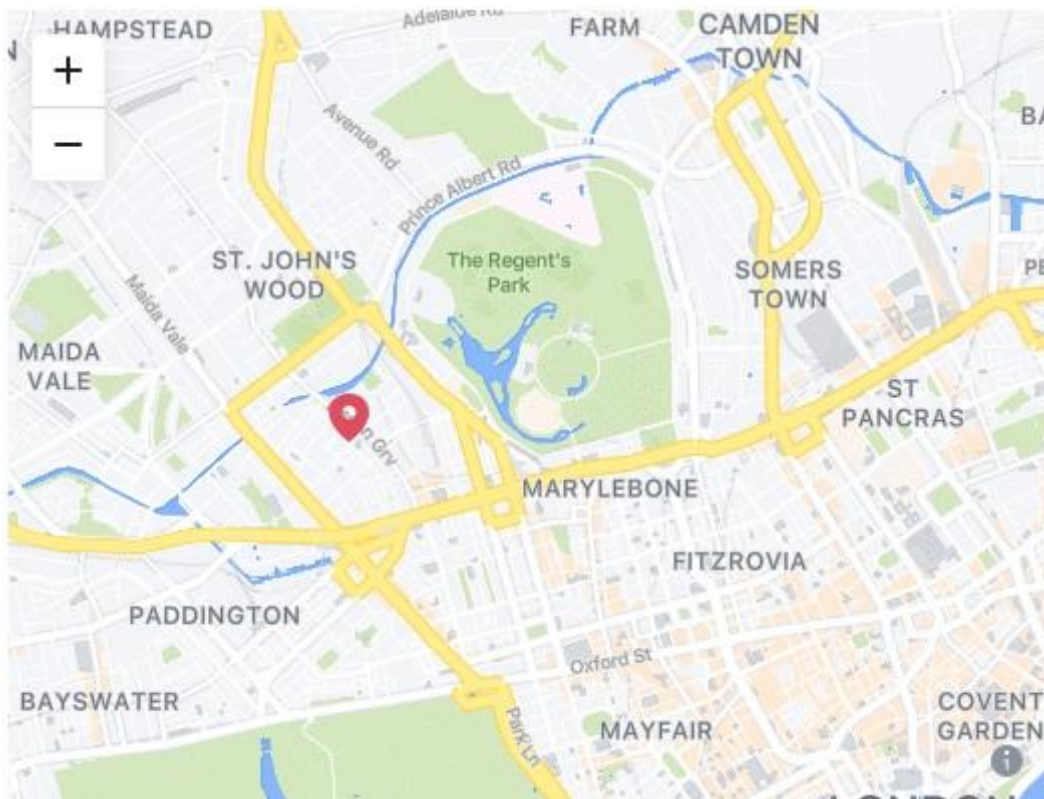
Offers in excess of £750,000





Location

Church Street enjoys a central London location with great transport links and proximity to areas such as St John's Wood, Hyde Park, Regent's Park and the West End.



At the eastern end of Church Street is the renowned Marylebone antiques district and at the other end near Edgware Road are traditional fruit, veg, falafel and fish stalls.

Church Street is host to a bustling community-oriented, lively, and friendly street market, less than five minutes from Paddington Basin. The market has a varied offering for locals as well as visitors.

Regeneration of area

Enhancement of the area is in progress with Church Street at the heart of the borough's 'Futures Plan' making it part of an important regeneration scheme. Click below.

[Church Street Triangle](#) | [Church Street](#)

▶ **VIDEO TOUR** [Brecker Grossmith \(@breckergrossmith\) • Instagram photos and videos](#)

GOOGLE STREET MAP <https://tinyurl.com/424y3uk2>

Description and Planning

Charming retail unit split over two floors with attractive rear patio garden. A prominent position on bustling Church Street. Recently renovated with a new kitchen and bathroom facilities. Planning permission received from Westminster Council for erection of single storey rear extension at lower ground floor level. Reference no. 17/06165/FULL.

The property has potential for residential conversion subject to prior approval application and already has own large private garden.

A residential scheme was approved at neighbouring property 28a Church Street.

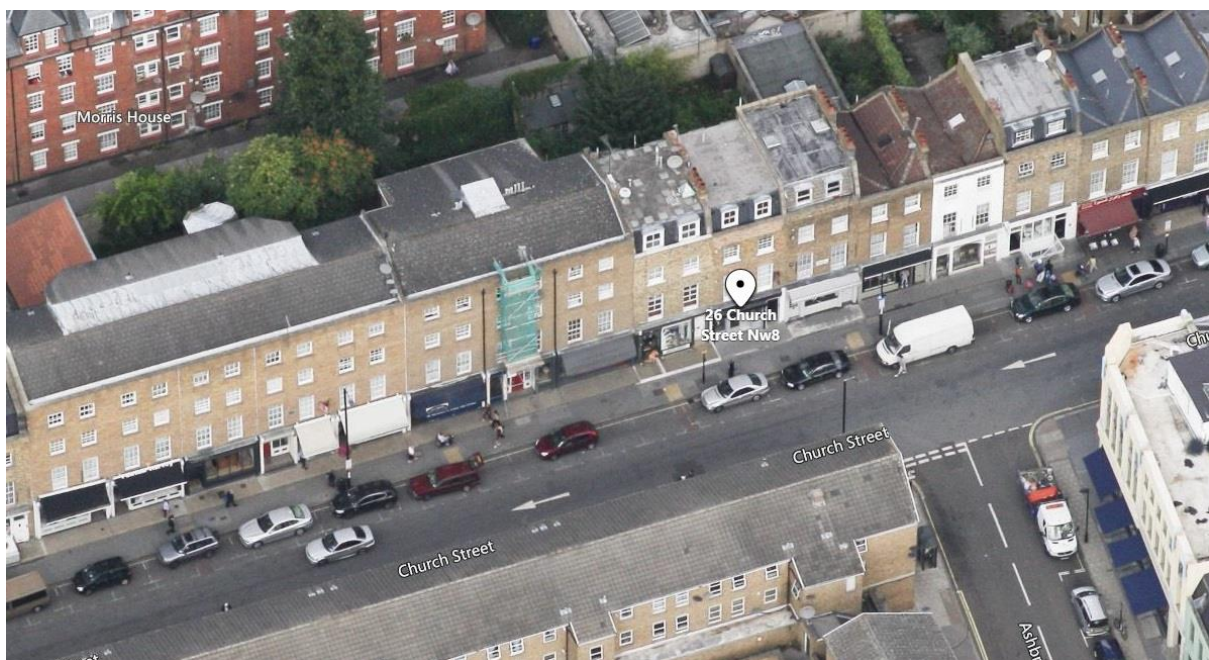
The premises at 26 Church Street are arranged over ground and basement comprising the following approximate dimensions:

Accommodation

Ground Floor : 455sq ft / 42.3 sq m

Lower Ground : 705 sq ft / 65.4 sq m

TOTAL : 1,160 sq ft / 107.7 sq m



Use

E Class (formerly A1/A2 retail)

Others uses including part residential may be possible Subject To Planning.

Occupation

Available with vacant possession.

Tenure

999 Year Lease and Share of Freehold.

Business Rates

Interested parties should check with Westminster Council

Tel: 020 8315 2050

E: Westminster.NNDR@secure.capita.co.uk

Professional Costs

Each party to pay their own legal costs in this transaction.

Viewings

To arrange a viewing please contact landlord's retained agents:

Richard Brecker Tel: 07836 246 777

E: richard@breckergrossmith.co.uk







