

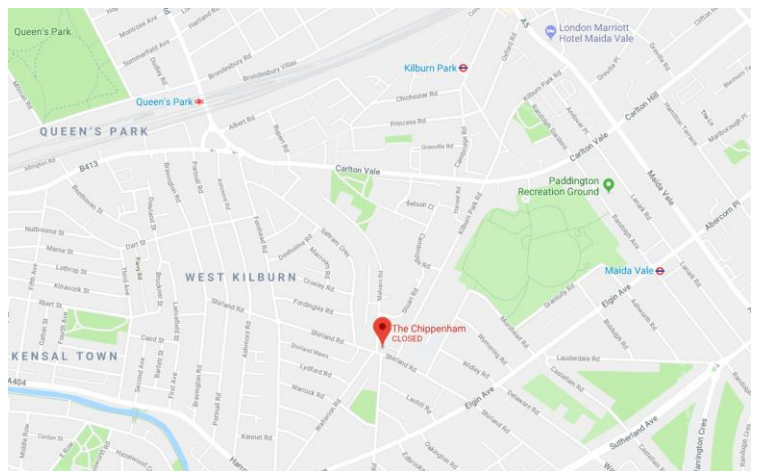


Chippenham Hotel, 207 Shirland Road, Maida Vale, London, W9 2EX

## Summary

- Former public House with 11 Bedroom Hotel
- Planning permission for 10 further letting bedrooms
- Upper parts only available
- Ground Floor rented to a A1 operator
- Prominent West London location

**LEASEHOLD: Rental Offers Invited**



Viewing is strictly by prior appointment with sole agent  
Davis Coffe Lyons: [www.dcl.co.uk](http://www.dcl.co.uk)

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### Location

The property is situated on Shirland Road, a road located off of Elgin Avenue and Harrow Road. The hotel has the benefit of good transport links with Maida Vale and Westbourne Park tube stations both located nearby. The surrounding occupiers include secondary retailers and residential dwellings. [Google Street View](#)



### Property

The property is a former public house, which has now been split with the lower parts operated as A1 retail use. These lower parts have now been let.

The opportunity on offer comprises of the former hotel element arranged over two upper floors housing all 11 bedrooms with a kitchen and ancillary accommodation. The mansard roof is currently staff accommodation. The entrance to the hotel, is situated to the rear of the property.

### Description

The hotel comprises 11 bedrooms which are currently in shell condition.

Planning permission has been granted to extend the upper parts to create a further ten bedrooms. Plans can be provided upon request.

### Floor Areas

Area	Sq Ft	Sq M
Existing Hotel	3,874 sq ft	359.9
Proposed Hotel	6,685 sq ft	621.1

### Tenure

Leasehold of the upper levels of the property, with vacant possession of these floors. The ground floor and basement have been let.

### Rent

Offers are invited.

### Planning

Please refer to City of Westminster Council's Planning website for full details.

### EPC

An EPC will be provided upon request.

### Legal Costs

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

### Viewings

All viewings should be arranged through sole agents, Davis Coffe Lyons.

