TO LET

56 Maida Vale

Westminster
London W9 1PP

Fitted Class E Clinic Building

Guide Rent:
£185,000 per annum + VAT

56 Maida Vale

Executive Summary

PROPERTY TYPE
Office/Clinic

SIZE
3,400 sqft

COMMERCIAL / RESIDENTIAL
Commercial

CLOSEST TRAIN STATION
Maida Vale
Underground Station
(0.1 miles)

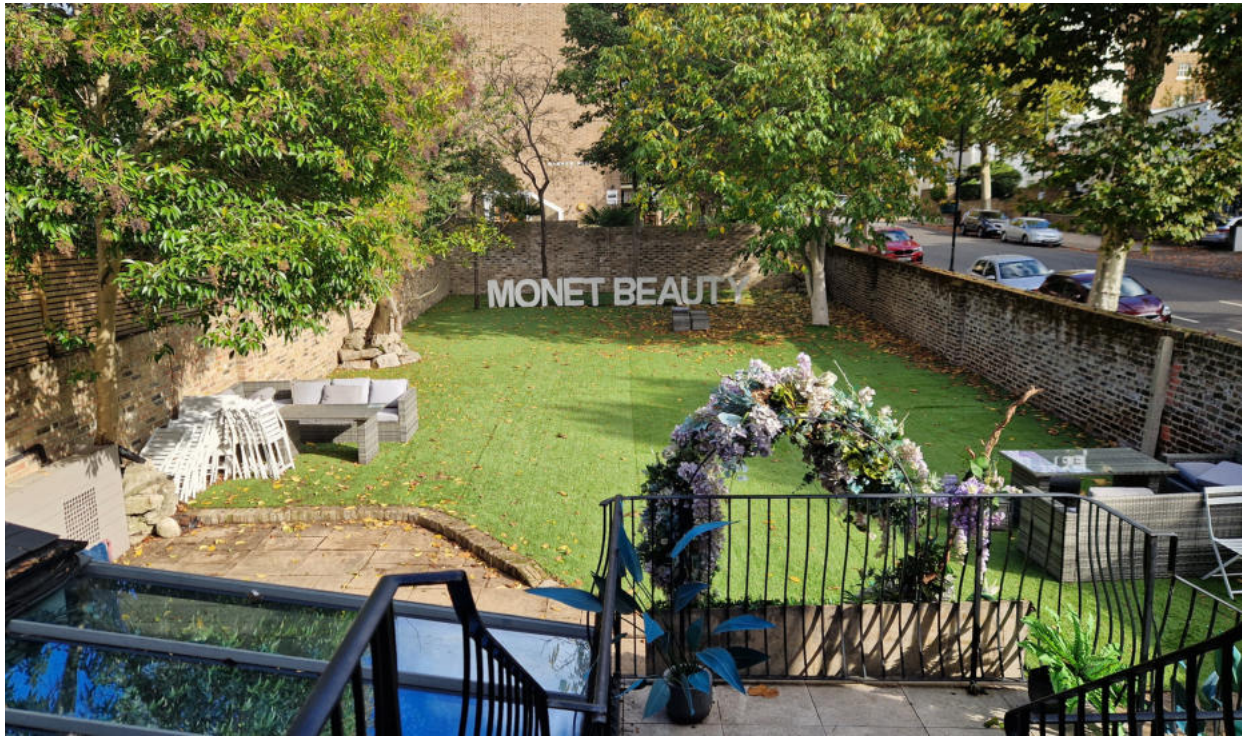
About
56 Maida Vale

- Approx. 3,400 sq ft (316 sq m) arranged over ground, first and second floor
- Self-contained building in excellent condition
- Fully fitted clinic-style premises
- Large private rear garden
- Rare opportunity in Maida Vale for a fully operational clinic-style premises
- Suitable for a range of Class E uses including medical, wellness, beauty, office or education

Internally, the property is arranged across three floors and is currently fitted as a high-quality clinic, reception area, internal lift, kitchen, outdoor terrace and multiple treatment / consultation rooms of varying sizes.

The specification throughout is of a high quality, allowing an incoming occupier to benefit from a plug-and-play opportunity (excluding equipment), minimising initial fit-out costs.

Externally, the property benefits from a substantial private garden to the rear, providing valuable amenity space.



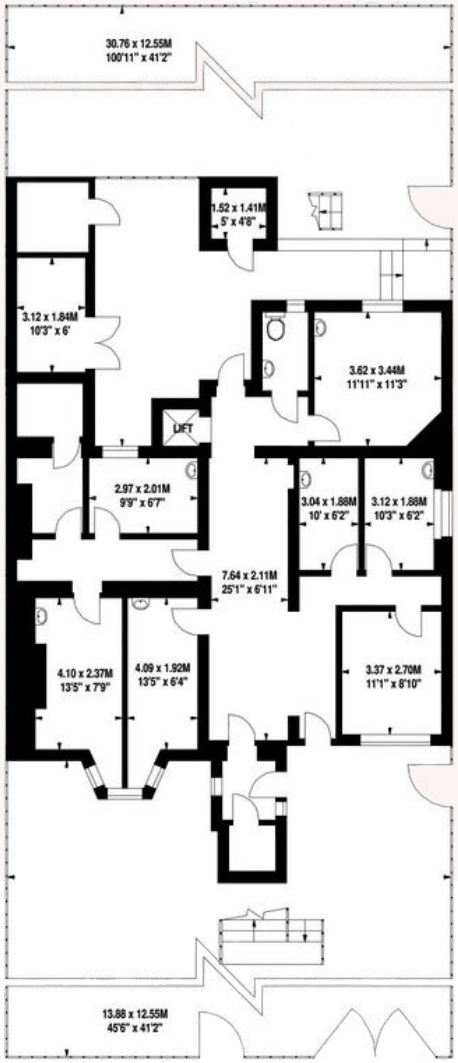
Location

Prominently positioned on Maida Vale (A5) within a well-established and affluent residential area. The surrounding area comprises a mix of period residential properties, local amenities and boutique commercial occupiers, making it a highly desirable location for healthcare and wellness operators.

Maida Vale Underground Station (Bakerloo Line) is within walking distance, providing direct access to Central London.

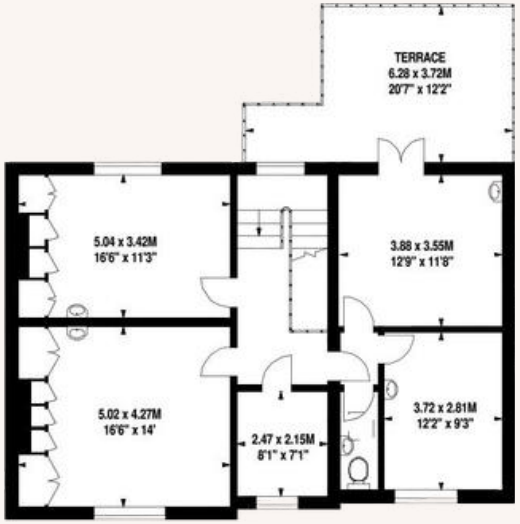
56 Maida Vale

Floorplans



Ground Floor

Raised Ground Floor



First Floor

Further Information:

TENANCIES:

Available by way of a new lease on FRI terms at a guide rent of £185,000 per annum + VAT (exclusive), subject to contract.

Business rates are estimated at £39,585 per annum, based on a Rateable Value of £72,500 from 1 April 2026. Interested parties should make their own enquiries with the local authority.

VAT:

The site is elected for VAT

PROPOSAL:

£185,000 pa + VAT. Exclusive.

VIEWINGS:

Available strictly by appointment only

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