



The Phoenix

6 Daventry Street, Marylebone, London, NW1 5NX

Tenure: Leasehold

Price: £150,000

Ref: 96590

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Located close to attractions and major transport hubs
- Three-storey corner plot property (4,500 sq ft)
- 98 beds across 11 rooms
- Ground floor bar
- Large basement
- Potential to convert into boutique hotel (STPP)

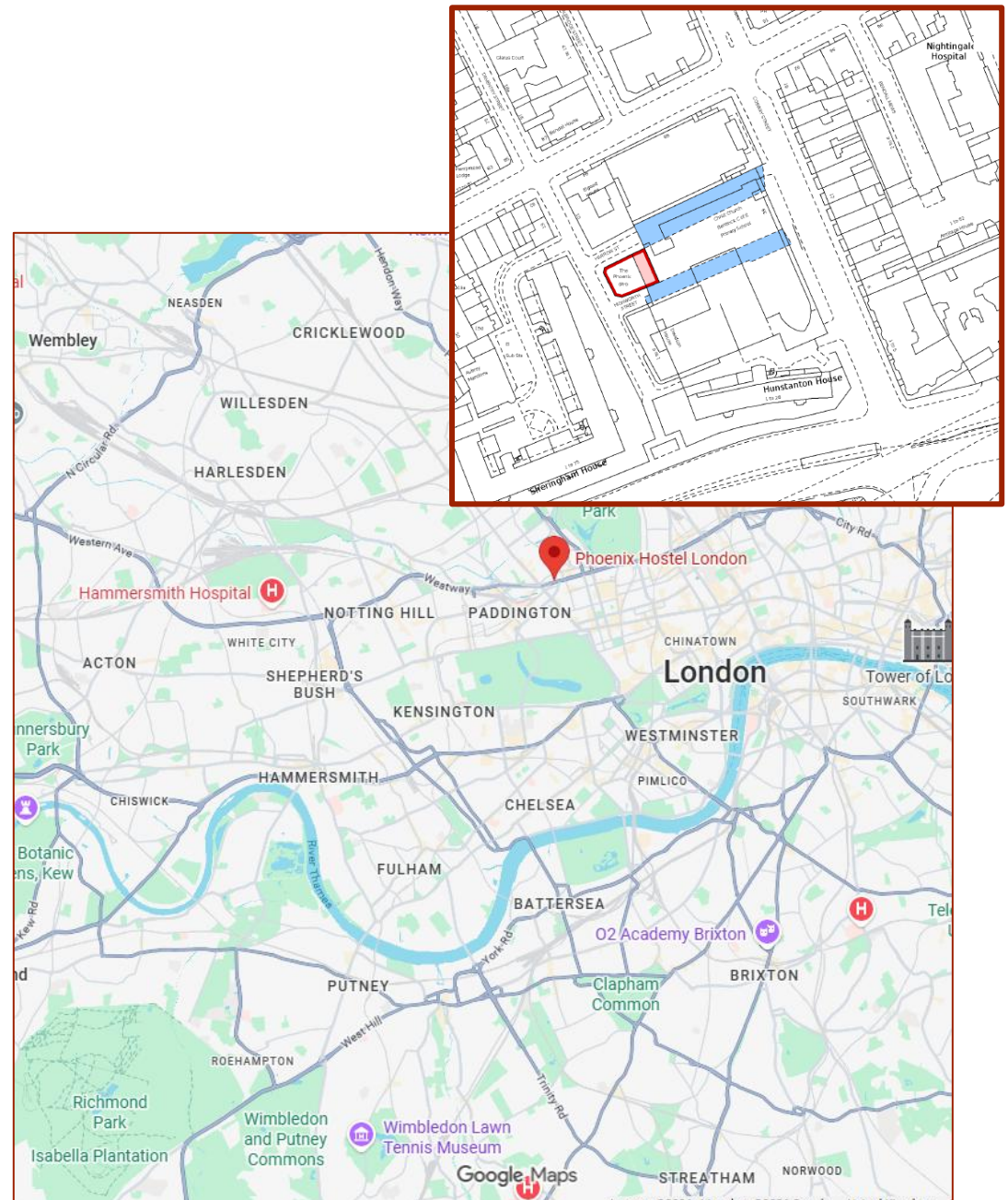
Location

The Phoenix is located in the Marylebone area of Central London, a chic residential district with a village feel, centred on the independent boutiques and smart restaurants of Marylebone High Street. The area is well-known as the home of Madam Tussauds Waxworks Museum, the Sherlock Holmes Museum and the Wallace Collection.

Marylebone is served by a number of London underground stations, with The Phoenix nestled between Marylebone (Bakerloo Line) and Edgware Road (Bakerloo Line; Circle, District & Hammersmith City Lines). Marylebone also provides national rail services along the Chiltern Main Line to Birmingham. The major transport hub that is Paddington Station is also nearby. The property lies a stone's throw from Marylebone Road, one of Central London's most pivotal arterial ring roads.

The Property

The Phoenix is a three-storey former public house which is now utilised for short stay accommodation. The property is situated along Daventry Street, neighbouring a selection of independent retailers.



Ground Floor

- BAR: Central bar servery.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- 19 BED DORM ROOM.
- 5 BED DORM ROOM.

First Floor

- 6 BED DORM ROOM.
- 8 BED DORM ROOM.
- 12 BED DORM ROOM.
- 15 BED DORM ROOM.
- 3 SHOWER CUBICLES.
- 3 WCS.

Second Floor

- DOUBLE BEDROOM.
- 6 BED DORM ROOM.
- 7 BED DORM ROOM.
- 7 BED DORM ROOM.
- 12 BED DORM ROOM.
- SHOWER AND WC ROOM.
- 2 SHOWER CUBICLES.
- WC.

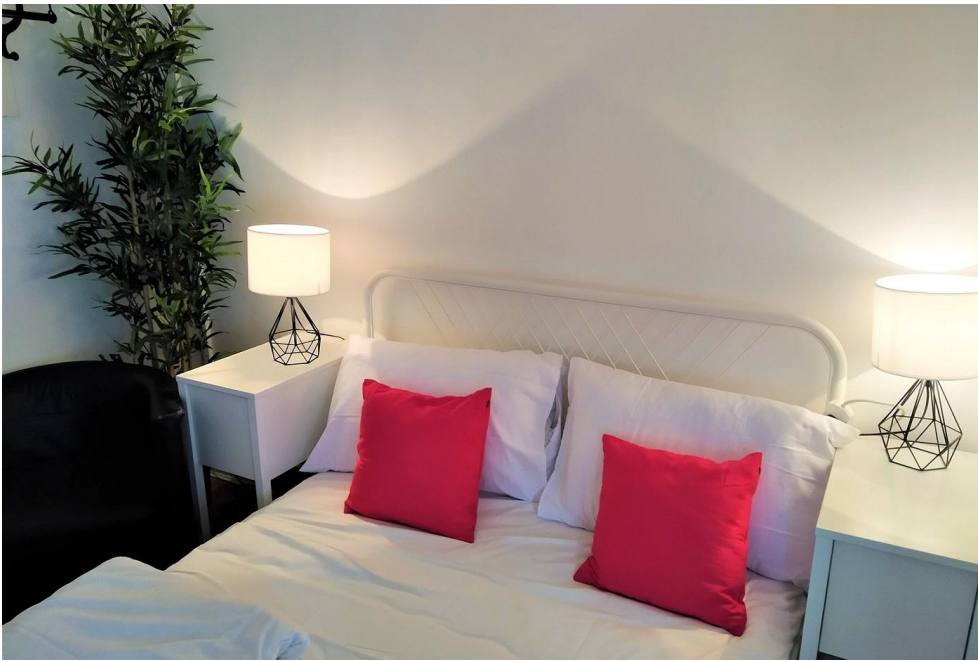
Basement

- TWO STOREROOMS.
- CHILLED BARREL STORE.
- LAUNDRY ROOM.
- STAFF ROOM WITH SHOWER AND WC.

External

- ROOF TERRACE.





The Business

The Phoenix operates as a short-stay accommodation provider.

It is our understanding that net turnover for the year ending 2025 stood at £455,000, generating a net profit in the region of £50,000. Further accounts can be made available following a formal viewing. We are of the opinion that subject to planning permission, The Phoenix could be converted to provide a boutique hotel offering, focused at the £120 - £150 per night market.

There is also the potential to convert the bar to provide a further bedroom on the ground floor.



Tenure & Price

LEASEHOLD £150,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Phoenix is held on a full repairing and insuring lease from a private individual, for a term of twenty years commencing 18 July 2023. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent is £80,000 per annum. The lease is free-of-tie.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

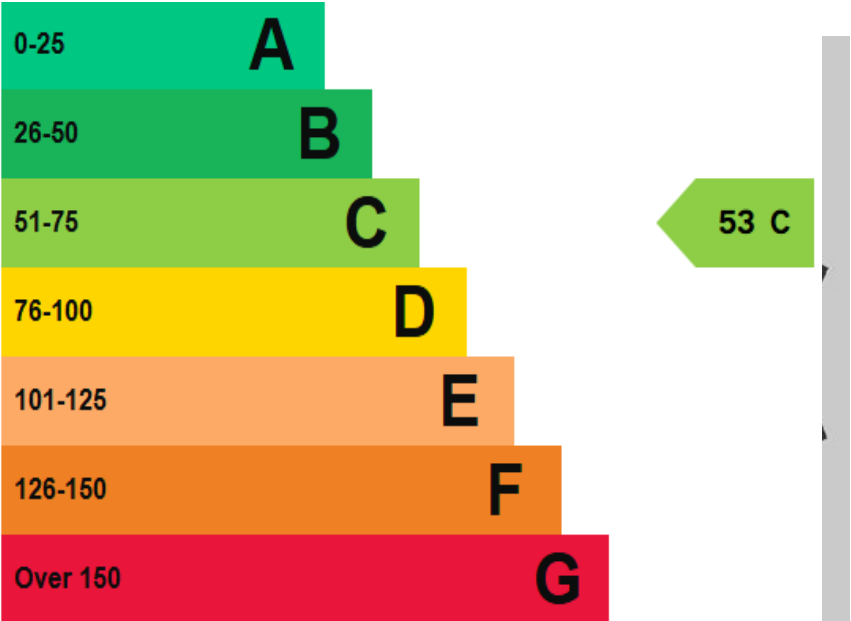
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £74,000

Local Authority: Westminster City Council





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Business Mortgages

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