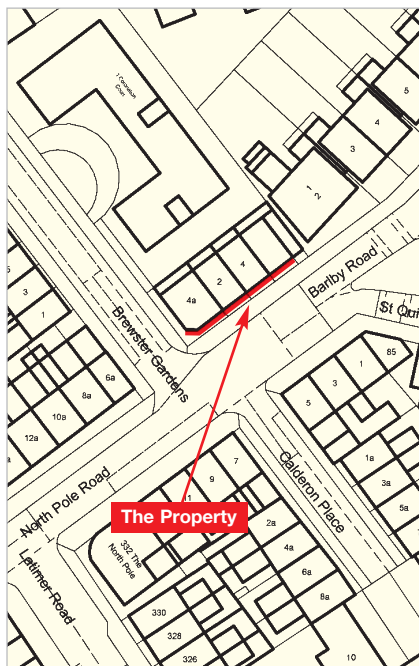


London W10 **2, 2A, 4 & 4A North Pole Road** **North Kensington** **W10 6QL**

- **Freehold Retail Parade Investment**
- Located in popular London suburb, close to Notting Hill, with good transport links
- Comprises parade of 4 shops
- Reversions in 2019
- Rent reviews from February 2014
- Potential for redevelopment/ additional floors
- No VAT applicable
- Total Current Rents Reserved
£40,500 pa

ON BEHALF OF A CHARITY



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
 Freehold.

Location
 North Kensington is located about 6 miles west of Central London, 1.5 miles north-west of Notting Hill and 2.5 miles west of Kilburn in this densely populated and popular residential suburb. The area has excellent road communications with the A40 Westway immediately to the south, providing access to Central London to the east and Uxbridge and the M25 to the west. In addition there are London Underground Stations nearby at Ladbrooke Grove, White City and Latimer Road. The property is situated on the north side of North Pole Road, at its junction with Brewster Gardens. Nearby occupiers include Tesco Express, Costcutter, William Hill and a number of local traders.

Description

The property is arranged on ground floor only to provide four self-contained shop units. Units 4 and 4A intercommunicate and trade as a double unit.

Planning

The property may be suitable for redevelopment/creation of upper floors subject to obtaining all the necessary planning and other consents. All enquires: Royal Borough of Kensington and Chelsea. Tel: 020 7361 3000. www.rbkc.gov.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Range B49-D82 (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2	Mrs F Hairouf (Hair Salon)	Gross Frontage 5.4 m Net Frontage 4.9 m Shop Depth 8.7 m Built Depth 10.5 m	(17' 8") (16' 1") (28' 6") (34' 5") A term of years from 27.04.2012 expiring 04.02.2019 Rent review on 27.04.2017 FR & I	£10,000 p.a.	Rent Review 2017
2A	McLouglin & Johnston (t/a Butchers)	Gross Frontage 5.4 m Net Frontage 4.9 m Shop Depth 9.25 m Built Depth 10.25 m	(17' 8") (16' 1") (30' 4") (33' 7") 15 years from 05.02.2004 Rent review every 5th year FR & I	£9,000 p.a.	Rent Review 2014
4	Mr B Surendranathan (Post Office/Newsagent)	Gross Frontage 5.4 m Net Frontage 4.9 m Shop Depth 8.4 m Built Depth 10.25 m	(17' 8") (16' 1") (27' 6") (33' 7") 15 years from 05.02.2004 Rent review every 5th year FR & I	£9,900 p.a.	Rent Review 2014
4A	Mr B Surendranathan (Post Office/Newsagent)	Gross Frontage 7.2 m Net Frontage 6.75 m Shop Depth 8.4 m Built Depth 10.25 m	(23' 7") (21' 11") (27' 6") (33' 7") 15 years from 05.02.2004 Rent review every 5th year FR & I	£11,600 p.a.	Rent Review 2014

Total £40,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J McCallum Esq. Russell-Cooke Solicitors. Tel 0208 394 6481 Fax 0208 394 6535 e-mail james.mccallum@russell-cooke.co.uk