

London SW5 **129 Earls Court Road** **Earls Court** **SW5 9RH**

- **Freehold Shop and Residential Investment**
- Prominent location on Earls Court Road close to Wagamama
- Comprises shop, 9 x studio flats and vacant former studio
- Affluent West London suburb
- Residential and vacant accommodation extending to 140 sq m (1,507 sq ft)
- Future redevelopment potential (subject to consent)
- Reversion 2017
- Total Current Rents Reserved
£132,616 pa⁽²⁾



Tenure
Freehold.

Location

Earls Court lies less than three miles to the west of Central London, immediately to the south of the A4 Cromwell Road adjacent to South Kensington and is an affluent West London suburb. The property is situated on the east side of Earls Court Road, between its junctions with Child's Street and Child's Place, opposite Nevern Place. Occupiers close by include Sainsbury's Local, Wagamama, Starbucks, William Hill, Holland & Barrett, Zizzi, Carphone Warehouse, Franco Manca and Oxfam, amongst many others.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop presently trading as a dry cleaners together with nine studio apartments over basement, ground floor (rear) and the

upper floors, plus a further vacant former studio to the basement, which are all accessed via a communal entrance from the front.
NB: The Royal Borough of Kensington & Chelsea served a repairs notice on the property in May 2016. Please refer to the legal pack for further information.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------------------------|--------------------------|---|---|----------------------------------|--|
| Ground Floor | Reeves of Kensington Ltd | Gross Frontage (inc Entrance) 4.75 m Net Frontage 3.65 m Shop & Built Depth 9.10 m Ground Floor 30.50 sq m | (15' 7") (11' 11") (29' 10") (328 sq ft) | 1 year from 25.12.2016 IR & I | £36,000 p.a. Reversion 2017 |
| Basement – Third Floor | Alan Estate Ltd (1) | 9 x Studio Flats (GIA) Former Studio Flat (GIA) | 125.95 sq m 14.05 sq m | (1,356 sq ft) (151 sq ft) | 1 year from 25.12.2016 £96,616 p.a. (2) Reversion 2017 |

NB. Both leases are contracted out of the Landlord & Tenant Act 1954.

(1) Alan Estate Ltd sublet the flats.

(2) This is the gross rent stated in the lease. From this the tenant deducts council tax, utilities, maintenance, repairs and cleaning costs prior to payment. Please refer to the lease for further information.

Total £132,616 p.a.⁽²⁾

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

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