

## London SW7

### 6 Glendower Place, South Kensington SW7 3DP

- **Freehold Mixed Use Investment Opportunity**
- Comprising a Restaurant Unit (extending to 147.9 sq m/1,592 sq ft NIA) currently let to The Market Place (Chelsea) Limited on assignment from Da Spago Limited
- 19 Self-Contained Studio Flats. 18 Flats subject to Assured Shorthold Tenancies, One Flat Vacant (extending to 326.3 sq m/3,512 sq ft GIA)
- Located in South Kensington within Travel Zone 1 approximately 250 metres west from South Kensington London Underground Station (District, Circle and Piccadilly Lines)
- **Total Current Rent Reserved £262,947.68 per annum (equivalent) with One Flat Vacant**

#### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: WT).

#### Seller's Solicitor

Messrs Thrings LLP (Ref: AH).  
Tel: 0207 766 5611.  
Email: ahirst@thrings.com

#### INVESTMENT – Freehold Building



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

#### Tenure

Freehold.

#### Location

Glendower Place is located in South Kensington within the Royal Borough of Kensington and Chelsea in Central London. South Kensington offers a variety of restaurants, bars, shops and boutiques. The more extensive shopping facilities of Kings Road, Kensington High Street and the West End are all within easy reach of the property. Glendower Place itself is mainly residential in character. The subject property forms part of a terrace of period townhouses. The property is situated on the east side of Glendower Place which links with Harrington Road to the north and Old Brompton Road to the south. Communications are excellent with South Kensington Underground Station (Circle & District Line, Piccadilly Line) being situated approximately 250 metres to the east and providing access into the West End in approximately six minutes.

#### Residential

Flat	Gross Internal Area sq m (sq ft)		Terms of Tenancy	Rent £ per annum
Studio 1	23.4 sq m	(252 sq ft)	Assured Shorthold Tenancy for a term commencing 22/12/2013 (holding over)	£12,127.68
Studio 2	11.3 sq m	(122 sq ft)	Assured Shorthold Tenancy for a term commencing 01/08/2013 (holding over)	£10,800
Studio 3	15.8 sq m	(170 sq ft)	Assured Shorthold Tenancy for a term commencing 03/02/2013 (holding over)	£13,200
Studio 4	12.4 sq m	(133 sq ft)	Assured Shorthold Tenancy for a term commencing 01/07/2008 (holding over)	£9,120
Studio 5	20.0 sq m	(215 sq ft)	Assured Shorthold Tenancy for a term commencing 15/08/2014 and expiring 15/01/2015	£13,200
Studio 6	14.2 sq m	(153 sq ft)	Assured Shorthold Tenancy for a term commencing 01/09/2011 (holding over)	£12,000
Studio 7	14.2 sq m	(153 sq ft)	Assured Shorthold Tenancy for a term commencing 01/05/2014 (holding over)	£13,200
Studio 8	17.4 sq m	(187 sq ft)	Assured Shorthold Tenancy for a term commencing 06/12/2011 (holding over)	£10,800
Studio 9	20.3 sq m	(218 sq ft)	Assured Shorthold Tenancy for a term commencing 01/01/2013 (holding over)	£13,200
Studio 10	11.2 sq m	(121 sq ft)	Assured Shorthold Tenancy for a term commencing 01/09/2014 and expiring 28/02/2015	£10,800
Studio 11	15.7 sq m	(169 sq ft)	Assured Shorthold Tenancy for a term commencing 02/04/2014 (holding over)	£13,200
Studio 12	18.2 sq m	(196 sq ft)	Vacant	Vacant
Studio 13	20.8 sq m	(224 sq ft)	Assured Shorthold Tenancy for a term commencing 01/01/2013 (holding over)	£13,200
Studio 14	13.5 sq m	(146 sq ft)	Assured Shorthold Tenancy for a term commencing 10/03/2013 (holding over)	£12,000
Studio 15	14.5 sq m	(156 sq ft)	Assured Shorthold Tenancy for a term commencing 25/08/2008 (holding over)	£12,000
Studio 16	17.6 sq m	(190 sq ft)	Assured Shorthold Tenancy for a term commencing 19/06/2003 (holding over)	£12,000
Studio 17	19.9 sq m	(214 sq ft)	Assured Shorthold Tenancy for a term commencing 11/07/2010 (holding over)	£12,000
Studio 18	27.0 sq m	(291 sq ft)	Assured Shorthold Tenancy for a term commencing 01/10/2011 (holding over)	£15,600
Studio 19	18.8 sq m	(202 sq ft)	Assured Shorthold Tenancy for a term commencing 01/07/2011 (holding over)	£12,000
<b>Total</b>	<b>326.3 sq m</b>	<b>(3,512 sq ft)</b>		<b>£220,447.68</b>

#### Commercial

Unit	Tenant	Use	Gross Internal Area Sq m (Sq Ft)		Rent (per annum)	Lease Start	Lease Expiry	Next Rent Review	Comments
Ground & Basement	The Market Place (Chelsea) Limited	Commercial/Restaurant (A3)	147.9 sq m	(1,592 sq ft)	£42,500	01/10/2011	31/09/2031	01/10/2015	4 yearly upward only rent reviews. Rental Deposit of £10,500 held. AGA in place with Da Spago Limited (Assignor)
<b>Overall Total</b>			<b>474.2 sq m</b>	<b>(5,104 sq ft)</b>	<b>£262,947.68</b>				

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



