

London W10 **485 Harrow Road** **Ladbroke Grove** **W10 4RG**

- **Freehold Shop and Residential Investment**
 - Comprising a shop and two self-contained flats
 - No VAT applicable
 - Shop Rent Review 2011 Outstanding
 - Total Current Rents Reserved
- £31,620 pa**

On the Instructions of Joint Administrative Receivers, Shay Bannon and Sarah Megan Rayment of BDO LLP

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Ladbroke Grove is a fashionable and affluent area of West London located some 2 miles west of Marble Arch and to the north of Kensington. The property forms part of a parade of shops and is situated on A404 (Harrow Road), close to its junction with Third Avenue and a short distance from Kensal Green Underground Station (Bakerloo Line) and Westbourne Park Underground Station (Hammersmith & City Line).

Description
The property is arranged on ground and two upper floors to provide a ground floor shop with two self-contained flats above, which are accessed from the front.

VAT
VAT is not applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 23 London W10**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Kristian Maris	Gross Frontage 7.00 m (22' 11") Net Frontage 5.20 m (17' 1") Shop Depth 4.05 m (13' 4") Built Depth 6.50 m (21' 4") Ground Floor 32.8 sq m (353 sq ft)	12 years from 04.03.2005 Rent review every 3rd year FR & I	£9,000 p.a.	Rent Review 2011 Outstanding
First Floor	Individual	First Floor Flat comprising Two Rooms, Kitchen, Bathroom (1)	Assured Shorthold Tenancy for 12 months from 14.03.2011	£12,480 p.a.	Reversion 2012
Second Floor	Individual	Second Floor Flat comprising One Room, Kitchen, Bathroom (1)	Assured Shorthold Tenancy for 12 months from 01.10.2010	£10,140 p.a.	Holding over

(1) Not inspected by Allsop. Details have been provided by the Vendor.

Total £31,620 p.a.