

London SW5

246 Old Brompton Road

Earls Court SW5 0DE

- **Prominent Freehold Restaurant Investment**
- **Affluent South-West London location**
- **At the junction of Old Brompton Road and Earls Court Road**
- **Current Rent Reserved**
£32,000 pa⁽¹⁾
with fixed uplift

On the instructions of J Gershinson FRICS and S Davidson MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



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



Tenure
Freehold.

Location

The Royal Borough of Kensington & Chelsea is an affluent and densely populated southwest London suburb.

The property is situated in a prominent position at the junction of Old Brompton Road and the busy Earls Court Road.

The property is well served by public transport, being close to Earls Court (District and Piccadilly Lines) Underground Station. Earls Court Exhibition Centre is also nearby some ¼ mile to the west along the Old Brompton Road.

Occupiers close by include O'Neils Public House, William Hill, Strada Restaurant and numerous other local traders and restaurateurs.

Description

The property is arranged on basement and ground floor only to provide a ground floor restaurant with a self-contained basement.

The restaurant provides a seating area to the front with staff area, kitchen and customer/staff WCs to the rear. The basement provides offices, kitchenette, stores and vaults. The basement has its own entrance to the side of the restaurant fronting Old Brompton Road. Please note the property forms part of a larger building, the remainder of which is also freehold but not included within the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	6.80 m	(22' 4")
Net Frontage	5.10 m	(16' 9")
Shop Depth	12.70 m	(41' 8")
Built Depth	21.60 m	(70' 10")

Basement	61.00 sq m	(657 sq ft)
Basement Store & Kitchenette	9.50 sq m	(102 sq ft)
Vaults	21.85 sq m	(235 sq ft)

Tenancy

The property is at present let to GUARAV SHARMA for a term of 7 years (less one day) from 12th August 2009 at a current rent of £32,000 per annum, exclusive of rates. The lease provides for a fixed uplift to £37,000 per annum on 13th August 2013. The lease allows the tenant an option to renew the lease up until 2033 with a further fixed uplift and rent review provisions. The lease contains full repairing and insuring covenants. The lease has a rent concession whereby the third and fourth years are rent free (1).

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Registered Bidders

All potential purchasers will need to register their interest at least 72 hours prior to the auction day to the satisfaction of the Receivers. You will be required to provide photo identification, solicitor's details and transfer a minimum deposit into Allsop's client account. Please confirm your registration with Alex Neil at alex.neil@allsop.co.uk

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 Annette Manthy, Dundas-Wilson. Tel: 020 7759 9903 Fax: 020 7240 2448 Email: annette.manthy@dundas-wilson.com