

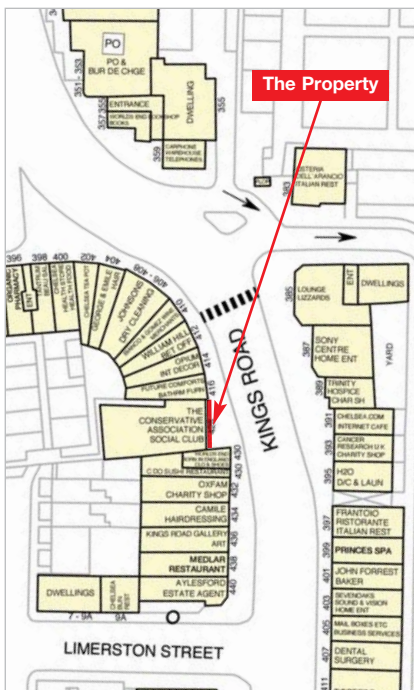
London SW10

428 Kings Road SW10 0LJ

- **Freehold Commercial Building**
- A rare opportunity to purchase a freehold vacant club on Kings Road
- Possible potential for redevelopment subject to all necessary consents being obtained
- First time on the market since 1910
- Previously used as a private members' club

Vacant Possession upon completion

COMPLETION 5TH JANUARY 2012



Tenure

Freehold.

Location

Chelsea is an affluent and busy area of West London with Kings Road being one of the most internationally recognised retail streets in London. Kings Road, apart from being a major retail thoroughfare between Sloane Square and Fulham, is also a major leisure destination with many bars, restaurants and nightclubs within its entire length. Numerous bus routes pass along Kings Road.

The property is located within a Conservation Area in an attractive location on the north side of Kings Road close to its junction with Park Walk. As well as many retailers, such as Carphone Warehouse, Sony, Johnsons, T-Mobile etc being located in the immediate vicinity, there are also numerous restaurants close by including Osteria dell'arancio opposite whilst Marco Pierre White's Kings Road Steakhouse and the Bluebird are close by.

Description

This attractive property is arranged on basement, ground and two upper floors and has most recently been used as a private members' club. The basement provides a beer cellar, boiler room and stores, whilst the ground floor provides a bar and club room. The first floor has a further bar area/function room. In addition there is a further function/meeting room at the rear. There are ladies and gents WCs on the ground and first floors. The second floor has been used for residential purposes and comprises three rooms, kitchen and bathroom and a separate WC.

The property provides the following accommodation and dimensions:

Gross Frontage	10.55 m	(34' 7")
Basement	102.20 sq m	(1,100 sq ft)
Ground Floor	232.65 sq m	(2,504 sq ft)
First Floor	190.65 sq m	(2,052 sq ft)
Second Floor	74.55 sq m	(802 sq ft)
Total	600.05 sq m	(6,458 sq ft)

A layout plan is available upon request.

Tenancy

The entire property is to be offered with VACANT POSSESSION UPON COMPLETION.

Rating

Royal London Rating Borough of Kensington and Chelsea Club and Premises RV £62,000.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 73 London SW10**.

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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