



Tenure

Leasehold. Held for a term of 99 years from 8th June 1936 (thus having some 17 years unexpired) at a ground rent of £270 per annum.

Location

Kensal Rise is located some 4 miles north-west of Central London, 1.5 miles north of Notting Hill and adjacent to Queens Park. Harrow Road (A404) is a short distance to the south, which links directly with the A40 Westway approximately 1 mile to the south. The property is located on the eastern side of Chamberlayne Road, opposite Kensal Rise Rail Station (London Overground) and approximately 500 metres from Queens Park.

Occupiers close by include Costa Coffee, Tesco Express, WH Smith Local, Ladbroke's and a range of local traders.

Description

The property is arranged on ground and two upper floors to provide four ground floor shops. The first floor comprises self-contained offices and a flat, with two further flats on the second floor. All the flats have been sold off on long leases.

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 Ratings please see website.

London NW10 Bridge House Chamberlayne Road Kensal Rise NW10 3NR

- **Leasehold Shop, Office and Residential Ground Rent Investment**
- Comprises four shops, an office and three flats (sold off)
- Located opposite Kensal Rise Rail Station and close to Queens Park
- No VAT applicable
- Shop Rent Review October 2018
- Total Current Gross Rents Reserved **£80,000 pa**

SIX WEEK COMPLETION AVAILABLE



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Kensal Eyes Opticians Ltd guaranteed by W Wiczoksek (1)	Gross Frontage Net Frontage Shop Depth Built Depth Ground Floor	4.80 m 4.20 m 7.25 m 8.65 m 33.85 sq m	(15' 9") (13' 9") (23' 9") (28' 5") (364 sq ft)	15 years from 24.12.2007 Rent review every 5th year FR & I	£18,500 p.a. (Increased from £12,500 p.a. at 2017 review)	Reversion 2022
2	BAZ Trading & Investments Ltd (t/a Winkworth Estate Agent)	Gross Frontage Net Frontage Shop Depth Built Depth Ground Floor	5.00 m 4.35 m 7.25 m 8.70 m 36.60 sq m	(16' 5") (14' 3") (23' 9") (28' 6") (394 sq ft)	10 years from 16.05.2010 Rent review every 5th year FR & I	£15,500 p.a.	Reversion 2020
3	BAZ Trading & Investments Ltd (t/a PC Garage)	Gross Frontage Net Frontage Shop Depth Built Depth Ground Floor	5.00 m 4.35 m 7.25 m 8.65 m 36.00 sq m	(16' 5") (14' 3") (23' 9") (28' 5") (388 sq ft)	10 years from 25.12.2015 Rent review every 5th year FR & I	£17,000 p.a.	Rent Review 2020
4	Cable Co Ltd (t/a Cable Co)	Gross Frontage Net Frontage Shop Depth Built Depth Ground Floor	4.80 m 4.20 m 7.50 m 8.86 m 36.95 sq m	(15' 9") (13' 9") (24' 7") (29' 1") (398 sq ft)	10 years from 28.10.2013 Rent review every 5th year FR & I	£12,000 p.a.	Rent Review 2018
First Floor Office	Cyron Housing Co-operative	First Floor (GIA)	86.20 sq m	(928 sq ft)	10 years from 04.09.2011 Rent review 02.09.2021 FR & I	£17,000 p.a.	Rent Review 2021 Reversion 2021
First & Second Floor Flats	Individual(s)	Three Flats			A term of years from 13.04.2006	Peppercorn (each)	Reversions in 2125 & 2135

(1) Established 2005. Website: www.kensaley.es.co.uk

Total £80,000 p.a.

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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