

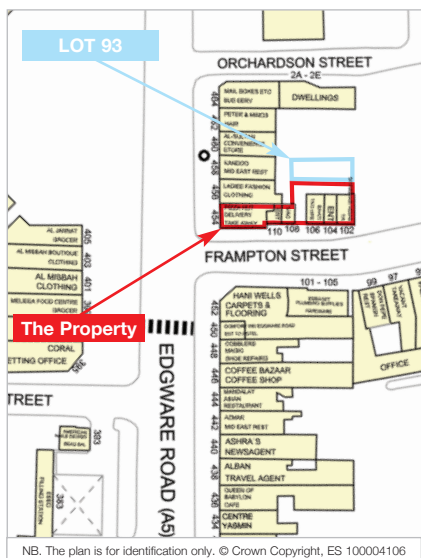
London W2

454/454A Edgware Road & 102-112 Frampton Street W2 1EJ

- **Prominent Freehold Shop and Residential Investment**
- Comprising three shops and nine self-contained flats (three sold off)
- Approx 1 mile north of Marble Arch and within 0.6 miles of Edgware Road Underground Station and Paddington Rail Station
- VAT not applicable
- Flat reversions from 2079
- Total Current Rents Reserved

£107,800 pa
plus vacant possession of flats 4 and 7

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Edgware Road forms part of the busy A5, which is one of the main routes into central London from the north. This prominent property is located on the east side of Edgware Road at its junction with Frampton Street, one mile north of Marble Arch and some 0.3 miles north of Edgware Road Underground Station (Bakerloo Line). Paddington Rail Station, which is one of London's principal railway terminals, is approximately 0.6 miles to the south-west of the property. The property is situated within an established retail and residential area. Other occupiers nearby include an Esso petrol filling station and a wide range of local businesses.

Description

The property is arranged on basement, ground and three upper floors to provide three ground floor shops with basement storage. The upper floors provide nine self-contained flats which are accessed from Frampton Street. Three of the flats have been sold off on long leases. Externally the property benefits from a garage and parking to the rear.

NB. There are two leasehold garages to the rear which are being offered separately. Please see Lot 93.

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.

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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Joint Auctioneer Farid Shamash, Metropole Properties. Tel: 020 7262 5844 e-mail: fshamash@metropoleproperty.com

METROPOLE
PROPERTIES



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
454 Edgware Road	Yum! Ill (UK) Ltd (t/a Pizza Hut)	Ground Floor Basement 61.15 sq m 55.35 sq m (658 sq ft) (596 sq ft)	25 years from 29.09.1992 Rent review every 5th year FR & I	£29,500 p.a.	Reversion 2017
106 Frampton Street	Individual (t/a Savoy Enterprise)	Ground Floor Basement 23.40 sq m 21.10 sq m (252 sq ft) (227 sq ft)	15 years from 17.10.2001 Rent review every 5th year	£11,500 p.a.	Reversion 2016
102 Frampton Street	Individual (t/a M E Kebabs)	Ground Floor (2) Basement (2) 25.60 sq m 21.20 sq m (276 sq ft) (228 sq ft)	20 years from 05.06.2013 Rent review every 5th year	£13,000 p.a.	Rent Review 2018
Flat 1	Individual	First Floor Flat – Three Rooms, Kitchen, Bathroom (3)	2 years Assured Shorthold Tenancy from 05.07.2014	£17,400 p.a.	Reversion 2016
Flat 2	Individuals	Second Floor Flat	99 years from 29.09.1979	£200 p.a.	Reversion 2078
Flat 3	Individual	Third Floor Flat – Three Rooms, Kitchen, Bathroom (3)	1 year Assured Shorthold Tenancy from 20.06.2014	£17,400 p.a.	Holding over
Flat 4	Vacant	First Floor Flat – One Room, Kitchen, Bathroom (3)	-	-	-
Flat 6	Individual	Second Floor Studio Flat (3)	1 year Assured Shorthold Tenancy from 01.01.2008	£9,000 p.a.	Holding over
Flat 7	Vacant	Third Floor Flat – One Room, Kitchen, Bathroom (3)	-	-	-
Flat 8	Individual	Third Floor Studio Flat (3)	1 year Assured Shorthold Tenancy from 21.04.2013	£9,600 p.a.	Holding over
Flats 5 and 9	Individuals	Two Flats	Each for 125 years from 2014	£100 p.a. (each)	Reversion 2135

(1) For the financial year ended 30th November 2014, Yum! Ill (UK) Ltd reported a turnover of £22.427m, a pre-tax loss of £3.458m, shareholders' funds of £9.01m and a net worth of £6.66m (Source: riskdisk.com 09.06.2016.)

(2) Not measured by Allsop. Floor area sourced from voa.gov.uk

(3) Not inspected by Allsop. Floor area provided by Joint Auctioneers.

Total £107,800 p.a.