

# **London W11** **137-139 and 141-143** **Notting Hill Gate,** **Notting Hill** **W11 3LB**

- **Two Well Located Freehold Buildings with Vacant Upper Parts**
- No.137-139 (Lot 42) Upper Parts comprising One Floor of Offices and Two Self-Contained Flats (Total approximate area 270.60 sq m (2,940 sq ft))
- No.141-143 (Lot 43) Upper Parts comprising Three Floors of Offices (Total approximate area 350.30 sq m (3,771sq ft))
- Planning Permission granted for “Conversion and Extension of Existing Building at Rear to First Floor Level to provide Offices (Class B1) and Five Residential Apartments (Class C3)”
- Ground Floor Retail Units subject to Long Leases
- Total Current Rent Reserved **£400 per annum**

## **from Retail Units with Vacant Possession of Upper Parts**

**SIX WEEK COMPLETION PERIOD AVAILABLE**

**BY ORDER OF MHA LONDON**



### **To View**

Lots 42-43 will be open for viewing every Tuesday and Thursday before the Auction between 10.00 – 11.00 a.m. There will be an additional viewing on Wednesday 19th July between 10.00 – 11.00 a.m. These are open viewing times with no need to register. (Ref: HM/WT).

### **Seller's Solicitor**

Messrs Fladgate LLP (Ref: A Wallace).  
 Tel: 0203 036 7233.  
 Email: awallace@fladgate.com

**UPPER PARTS VACANT – Two Freehold Well Located Buildings with Planning Permission**



### **Tenure**

Both properties are Freehold.

### **Location**

The cosmopolitan area of Notting Hill is located to the west of Central London via the A402 Bayswater Road. The property itself is situated on the south side of Notting Hill Gate, close to its junction with Campden Hill Road. Extensive shops and amenities are available in Notting Hill, Kensington and nearby Holland Park, with Central, Circle and District Line Underground services running from Notting Hill Gate Station. The shops and restaurants of Portobello Road and its famous market are also close by.

### **Description**

Each property comprises a mid terrace building arranged over basement, ground and three upper floors. The shops on basement and part ground floor are sold off on long leases. The upper floors are offered with vacant possession.

### **Accommodation**

A schedule of Accommodation is set out below. All areas are Gross Internal Areas.

### **Tenancies**

The retail units comprising basement and part ground floor are each subject to a new lease for a term of 999 years at a current ground rent of £200 per annum each.

### **Planning**

Local Planning Authority: The Royal Borough of Kensington and Chelsea.

Tel: 0207 361 3000.

Planning permission (Ref: PP/16/01341) was granted on 12th September 2016 for “conversion and extension of existing building at rear to first floor level to provide offices (Class B1) and five residential apartments (Class C3)”.

Please note the current consent overlaps both lots.

The combined area of the completed scheme would be approximately 785.9 sq m (8,460 sq ft).

Which breaks down to:

381 sq m (4,101 sq ft) of residential accommodation

405 sq m (4,359 sq ft) of commercial accommodation

Lot	Address	Floor	Existing Accommodation	Existing Approximate Area		
42	137-139 Notting Hill Gate	Basement and Part Ground	Sold off on a long lease			
		First	Three Offices, Kitchen, Separate WC/wash basin	First Floor	94.2 sq m	(1,014 sq ft)
		Second	Self-Contained Flat – Reception Room, Bedroom with En-Suite Bathroom, Bedroom, Kitchen, Bathroom with WC/wash basin	Second Floor	86.2 sq m	(928 sq ft)
		Third	Self-Contained Flat – Reception Room with Mezzanine Area, Bedroom with Mezzanine Area and En-Suite Bathroom, Bedroom, Kitchen, Bathroom with WC/wash basin	Third Floor	90.2 sq m	(971 sq ft)
				Total	270.6 sq m	(2,940 sq ft)
43	141-143 Notting Hill Gate	Basement and Part Ground	Sold off on a long lease			
		First	Five Front Offices, Four Rear Offices, Two WCs, wash basin	First Floor	170.1 sq m	(1,831 sq ft)
		Second	Five Offices	Second Floor	90.2 sq m	(971 sq ft)
		Third	Five Offices, Kitchen, Male and Female WCs	Third Floor	90.0 sq m	(969 sq ft)
				Total	350.3 sq m	(3,771 sq ft)

Prospective buyers are strongly advised to read the Auctioneers’ Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

