

London SW5
159 Earl's Court Road,
Earl's Court
SW5 9RQ

- **Freehold Unbroken Mid Terrace Building**
- Arranged to provide a Ground Floor and Basement Restaurant Premises with Three Self-Contained Flats above
- Restaurant subject to a Commercial FR&I Lease to established local trader
- One Flat subject to an Assured Shorthold Tenancy. Two Flats Vacant
- Planning Permission for conversion of Loft Space and erection of Rear Dormer to create Third and Fourth Floor Maisonette
- Possible Potential for further rear extensions subject to obtaining all necessary consents
- **Total Current Rent Reserved £72,420 per annum (equivalent) from the Restaurant Premises and Second Floor Flat with Vacant Possession of the remainder**

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 11.15 a.m. – 12.00 noon. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Martin Tolhurst Solicitors
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INVESTMENT/VACANT – Freehold Unbroken Building with Planning Permission



Tenure

Freehold.

Location

The property is situated on the north-east side of Earl's Court Road (A3220) to the north of its junction with Kenway Road. An extensive range of shops, bars and restaurants are available in the area with further and more extensive facilities being provided in the neighbouring areas of Chelsea, Knightsbridge, Kensington, Fulham, Hammersmith and within The Westway London Shopping Centre. Earl's Court Underground Station is close by and provides services on the Piccadilly, Circle and District Lines, whilst the nearby A4 provides a route both into Central London to the west and to the A406 (North Circular Road) and both the M4 and M25 Motorways to the west. An extensive range of leisure pursuits is available in the area with both the Earl's Court and Olympia London Exhibition Centres, both Victoria & Albert and Natural History Museums, the Royal Albert Hall and the open spaces of Kensington Gardens and Hyde Park also being in close proximity.

Description

The property comprises an unbroken mid terrace building arranged over basement, ground and three upper floors. Internally,

the property is arranged to provide restaurant premises over the basement and ground floors with three self-contained flats above. The property benefits from planning permission for the conversion of the loft space and erection of rear dormer and extension of third floor flat to provide a third and fourth floor maisonette. The upper parts benefit from separate access and there is also a flat roof to the rear at first floor level which has until recently been used as a terrace.

Accommodation and Tenancies

The property was not measured by Allsop. The measurements contained within the schedule set out below were obtained from the vendor's architect plans.

Planning

Local Planning Authority: The Royal Borough of Kensington & Chelsea. Tel: 020 7361 3012.

The following Planning Permissions apply:

Ref: PP/14/02643 – dated 26th May 2014 for "Conversion of loft space to third floor flat with rear dormer and two velux windows to front elevation". The approved plans provide for the creation of a self-contained third and fourth floor, two bedroom maisonette.

Unit/Address	Floor	Accommodation	Tenant	Terms of Tenancy	Current Rent £ p.a.
Restaurant Premises 1/a Gusto Café Deli	Basement & Ground Floor	Ground Floor Restaurant comprising Sales/Serving area through to Seating area. NIA approximately 55 sq m (592 sq ft). Gross Frontage 4.65m (15' 3"), Net Frontage 3.10m (10' 2"), Shop Depth 8.45m (27' 9"), Built Depth 17.00m (55' 9") Basement Floor: Kitchen, through to Store Room housing walk-in Cool Room and Freezer. Washroom comprising Two WC's and wash basin. Two under-pavement vaults. NIA approximately 51 sq m (549 sq ft).	Gusto Café Deli NB. The tenant has been trading in the vicinity for in excess of 30 years and has recently relocated from 151 Earl's Court Road where the restaurant traded as 'Bencho'.	The property is subject to a Commercial FR&I lease for a term commencing 16th August 2013 and expiring 9th July 2023. The Lease contains provisions for upward only rent reviews every 5 years in line with Open Market value. The next review is scheduled for 10th July 2018. There are no break clauses and the tenant has been offered a 5 year extension to the current term.	£55,000 p.a.
Flat 1	First Floor	Kitchen/Diner, Rear Room through to Further Room with access to roof terrace, Shower Room with WC and wash basin	N/A	Vacant	-
Flat 2	Second Floor	Reception Room with Kitchen Area, Bedroom, Shower Room with WC and wash basin	N/A	Assured Shorthold Tenancy for a term of 3 months from 24th September 2014	£335 per week (£17,420 per annum (equivalent))
Flat 3	Third Floor	Reception Room, Bedroom, Kitchen, Shower Room with WC and wash basin	N/A	Vacant	-

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.allso.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

