



Tenure

Freehold.

Location

West Kensington is an affluent and thriving London suburb within the Royal Borough of Kensington and Chelsea approximately 3 miles south-west of the West End.

The property is prominently situated on the western side of the busy North End Road, in between its junctions with Lanfrey Place and May Street. The property is less than 0.2 miles south of West Kensington Underground Station (District Line).

The property is located in a primarily residential area, close to a Little Waitrose and Tesco Express amongst other local retailers and takeaways.

Description

The property is arranged on ground floor only to provide a retail unit which forms part of an established parade.

The property provides the following accommodation and dimensions:

Gross Frontage	4.20 m	(13' 9")
Net Frontage	3.55 m	(11' 8")
Shop Depth	9.00 m	(29' 6")
Built Depth	11.40 m	(37' 5")
Ground Floor	37.95 sq m	(409 sq ft)

Tenancy

The entire property is at present let to P S NAGPAL for a term of 15 years from 1st October 2013 at a current rent of £16,750 per annum. The lease provides for rent reviews in 2017, 2022 and 2026 and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

London W14

140 North End Road

West Kensington

W14 9PP

- **Freehold Shop Investment**
 - Let on a lease expiring in 2028
 - Less than 0.2 miles from West Kensington Underground Station (District Line)
 - Popular South West London suburb
 - No VAT applicable
 - Rent Review October 2017
 - Current Rent Reserved
- £16,750 pa**

