

London SW5

192 Earls Court Road SW5 9QF

- **Prominent Freehold Shop and Residential Ground Rent Investment**
- Shop let to Holland & Barrett Retail Ltd on a lease expiring 2021
- Popular South-West London suburb
- Shop Rent Review 2016
- Total Current Rents Reserved
£72,700 pa ⁽²⁾

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Earls Court is a cosmopolitan residential and commercial area located midway between South and West Kensington. It is also the home of one of London's premier exhibition centres. Earls Court Road is a major thoroughfare linking Kensington High Street to Brompton Road and provides the main retailing serving this fashionable district. The property is situated in a prominent position on the west side of Earls Court Road at the junction with Spear Mews. Occupiers close by include Zizzi, Costa, William Hill, GBK, KFC, Lloyds Bank. Earls Court Underground Station is also close by.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with basement storage and ancillary stall accommodation. The upper floors provide four self-contained flats, that have been sold off on long leases.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 83 London SW5**.

Floor	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement	Holland & Barrett Retail Ltd (1)	Gross Frontage Net Frontage Shop & Built Depth Basement	6.2 m 4.9 m 17.7 m 84 sq m	(20' 4") (16' 1") (58' 1") (904 sq ft)	10 years from 15.04.11 Rent review every fifth year FR & I	£72,500 p.a. (2) Rent Review 2016
Flat 1	Individual	Flat – Not inspected		125 years (less 3 days) from 25.03.86	£50 p.a.	Reversion 2111
Flat 2	Individual	Flat – Not inspected		125 years (less 3 days) from 25.03.86	£50 p.a.	Reversion 2111
Flat 3	Individual	Flat – Not inspected		125 years from 25.03.86	£50 p.a.	Reversion 2111
Flat 4	Individual	Flat – Not inspected		125 years (less 3 days) from 25.03.86	£50 p.a.	Reversion 2111

(1) No of Branches: Over 600 stores in the UK and Ireland. Website: www.hollandandbarrett.com
For the year ended 30th September 2009, Holland & Barrett Retail Ltd reported a turnover of £249.645m, a pre-tax profit of £41.161m and a net worth of £93.411m and shareholders' funds of £93.985m. (Source: riskdisk.com 03.06.11.)
(2) There is a rent free period expiring 14th October 2011. The Vendors, by way of a reduction in the purchase price, will make an allowance to the Buyer of a sum equivalent of the rent which would have been due in the absence of the rent free period.

Total £72,700 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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