

London NW10 **52 Chamberlayne** **Road** **Kensal Green** **NW10 3JH**

- **Freehold Shop, Advertising Hoarding and Residential Ground Rent Investment**
- Located in popular London suburb with good transport links
- Shop lease expires 2021
- No VAT applicable
- Total Current Rents Reserved
£25,000 pa



Tenure

Freehold.

Location

Kensal Green is located some 4 miles north-west of Central London, 1.5 miles north of Notting Hill and 1 mile west of Kilburn and Maida Vale. Harrow Road (A404) is a short distance to the south, which links directly with the A40 Westway approximately 1 mile to the south. The property is situated on the west side of Chamberlayne Road, adjacent to railway lines, some 300 metres south of Kensal Rise Rail Station and 500 metres east of Kensal Green Station (Bakerloo Line and London Overground). Occupiers close by include Tesco Express, Nando's and a number of local occupiers.

Description

The property is arranged on ground and two upper floors to provide a ground floor lock-up shop. To the rear and on first and second floors there are a total of four flats, all of which have been sold off on various long leases. There is an advertising hoarding on the southern elevation.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 179 Band G (Copy available on website).

No.	Present Lessee	Accommodation	Lease/Licence Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground Floor	Individual	Gross Frontage 6.45 m Net Frontage 4.55 m Shop Depth and Built Depth 9.40 m Ground Floor 38.1 sq m	(21' 2") (14' 11") (30' 11") (410 sq ft)	6 years from 17.07.2015 Rent review every 5th year FR & I	£23,000 p.a. Reversion 2021
Rear Ground, 1st & 2nd Floors	Individuals (2)	Four x Flats (not inspected by Allsop)	999 years from 01.06.2007 (Each) (1)	Peppercorn	Reversion 3006
Advertising Hoarding	Premier Outdoor Ltd	Advertising Hoarding	Licence for a term of 6 years from 24.02.2011	£2,000 p.a.	Holding over

- (1) There are five leasehold titles registered at the Land Registry, however one of which relates to a flat to the rear of the ground floor which has been demolished and no longer exists. Please refer to the legal pack for further information.
(2) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the qualifying tenants.

Total £25,000 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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