

London W11

275 Portobello Road Notting Hill W11 1LR

- Freehold Restaurant and Residential Ground Rent Investment
- Shop let on a new 15 year lease (no breaks)
- Iconic West London location
- Ladbroke Grove (Hammersmith & Line) Underground Station is close by
- Includes a residential ground rent above
- Restaurant Rent Review 2022
- Total Current Rents Reserved

£55,600 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Notting Hill is an affluent West London district located in the Royal Borough of Kensington and Chelsea and is well known for its cosmopolitan nature as host of the Notting Hill Carnival and for Portobello Road Market. The property is situated in an end of terrace position on the western side of Portobello Road, between Lancaster Road and Cambridge Gardens. Ladbroke Grove (Hammersmith & City Line) Underground Station is a short walk away.

Occupiers close by include a wide variety of local independent retailers.

Description

The property, which is located in the local conservation area, is arranged on ground and two upper floors to provide a restaurant on the ground floor and basement together with two flats above, which have been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Killer Tomato Restaurants Ltd (1)	Gross Frontage 5.30 m (17' 5") Net Frontage 3.25 m (10' 8") Shop Depth 13.25 m (43' 6") Built Depth 19.90 m (65' 4") Ground Floor (GIA) 73.1 sq m (787 sq ft)	15 years from 06.09.2017 Rent review every 5th year FR & I by way of service charge	£55,000 p.a. (1)	Rent Review 2022
275A	Individual(s)	First Floor Flat	150 years from completion	£300 p.a.	Reversion 2167
275B	Individual(s)	Second Floor Flat	150 years from completion	£300 p.a.	Reversion 2167

(1) Website Address: www.killertomato.co.uk

The tenants have a 6 month half rent period, which the Vendor will top up by way of a reduction in the purchase price from completion to the end of the half rent period such that the Buyer in effect receives £55,000 per annum from completion. The tenant is currently fitting out. The vendors hold a £16,500 rent deposit. The tenants have another branch on Goldhawk Road, W12.

Total £55,600 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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