



Tenure
Freehold.

Location
The Royal Borough of Kensington & Chelsea is an affluent and densely populated south-west London suburb. The property is situated in a prominent position at the junction of Old Brompton Road and the busy Earls Court Road. The property is well served by public transport, being close to Earls Court (District and Piccadilly Lines) Underground Station. Earls Court Exhibition Centre is also nearby some ¼ mile to the west along the Old Brompton Road. Occupiers close by include O'Neils Public House, William Hill, Strada Restaurant and numerous other local traders and restaurateurs.

Description
The property is arranged over basement, ground floor and four upper floors to provide a ground floor shop operating as an estate agency. The basement and upper floors have been sold off on individual long leases (2).

VAT
VAT is not applicable to this lot. Please refer to the Special Conditions of Sale.

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

Please Note
The freehold of the ground floor and basement only of 246 Old Brompton Road, London SW5 (next door) was recently let on the open market at a rent of £80,000 per annum to Marsh and Parsons Ltd on a 15 year lease (no breaks), with 5 yearly reviews and approximately 5 months rent free. The ground floor area was 71.99 sq m (775 sq ft) and basement of 105.20 sq m (1,132 sq ft). Total 176.8 (1,910 sq ft). The property was subsequently sold by Allsop LLP in 2012 and full details available from Auctioneer.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-------------------|--|---|---|------------------------|---|
| 239 | Countrywide Estate Agents (1) t/a Faron Sutaria | Gross Frontage (incl. communal entrance) 8.40 m (27' 6") Net Frontage 5.40 m (17' 8") Built Depth 13.10 m (42' 11") Ground Floor 58.10 sq m (625 sq ft) Mezzanine 13 sq m (140 sq ft) Third & Fourth Floor Flats | 10 years from 02.09.2004 Rent review every 5th year FR & I | £27,500 p.a. | Rent Review 2009 outstanding |
| Basement & Uppers | Individuals | Basement, Ground (rear), First, Second and Third Floors | Each flat held for a term of 125 years from 01.01.09 (except for Flat 3 – 99 years from 25.12.76) | £2,075 p.a. | Rent Review January 2034 (except for Flat 3 24.12.42) |

Total £29,575 p.a.

(1) Countrywide Estate Agents are the UK's leading and largest estate agency. No. of Branches: Approximately 1,300. Website Address: www.countrywide.co.uk. For the year ended 31st December 2011, Countrywide Estate Agents reported a turnover of £286.68 million, a pre-tax profit of £17.797 million, a net worth of £112.441 million and shareholders' funds of £126.635 million. (Source: riskdisk.com 15.06.2012.)
(2) The relevant notices under the Landlord & Tenant Act 1954 Part II (as amended) have been served on the qualifying tenants. Copies of which will be included in the legal pack.

London SW5

239 Earls Court Road SW5 9AH

- Well Located Freehold Estate Agent and Ground Rent Investments
- Self-contained shop and 9 ground rent investments
- Affluent South-West London location
- At the junction of Earls Court Road and Old Brompton Road
- Shop Rent Review from 2009 (outstanding)
- Shop Reversion 1st September 2014
- Total Current Rents Reserved
£29,575 pa

On the instructions of J Gershinson FRICS and S Davidson MRICS of Allsop LLP acting as Joint Fixed Charge Receivers **allso**

