

202

Kensington Park Road

Notting Hill,
London W11 1NR



Freehold in Notting Hill
Commercial Investment and
Residential with Vacant Possession.



Location

The property is located on the east side of Kensington Park Road, near to the junction with Blenheim Crescent, and situated within the Royal Borough of Kensington and Chelsea, a densely populated and affluent area. Nearby occupiers include E & O restaurant, Provenance Village Butchers, The Distillery, Sub Couture, Essenza Ristorante Italiano and the Day Rooms.

- Retail accommodation over ground floor and basement with residential accommodation over first, second and third floors.
- Separate access to the residential uppers.
- An attractive feature of the property is the first floor terrace.

Residential

An authentic Notting Hill 3/4 bedroom apartment above a wedding shop in the very heart of Notting Hill. Benefiting from wood floors and having been recently repainted and re-carpeted in the bedrooms it has a clean, fresh feel to it.

It has a wonderful usable roof terrace. The 4th bedroom can equally double up as an office/study/tv room. The two bathrooms and kitchen have also had upgrades. Equally suited to a family or professional sharers. Last rental was £50,000 p.a.

Commercial

The ground floor and basement consists of a self-contained retail unit. The main showroom on the ground floor has excellent natural light throughout. The basement is accessible via a staircase at the front of the shop leading to an additional showroom, office, ancillary space, small kitchenette and WC.

Tenancy

The ground floor and basement retail unit is let at a passing rent of £45,000 pax to The Mews Bridal Gowns Ltd (t/a The Mews Bridal) on a FRI lease for a term of 10 years from 1st October 2015. The lease is within the security of tenure provisions of the Landlord & Tenant Act 1954 part II (as amended). There is an upward only rent review to open market value 1st October 2020. The tenant has the option to determine the lease 30th September 2020.

The Mews Bridal Gowns Ltd have a "Very Low Risk" credit rating (Source: Creditsafe 21/01/2019)

The landlords hold a rent deposit of £22,500

Terms

Tenure: Freehold with vacant possession of the maisonette and with the benefit of the income of the ground and basement floors.

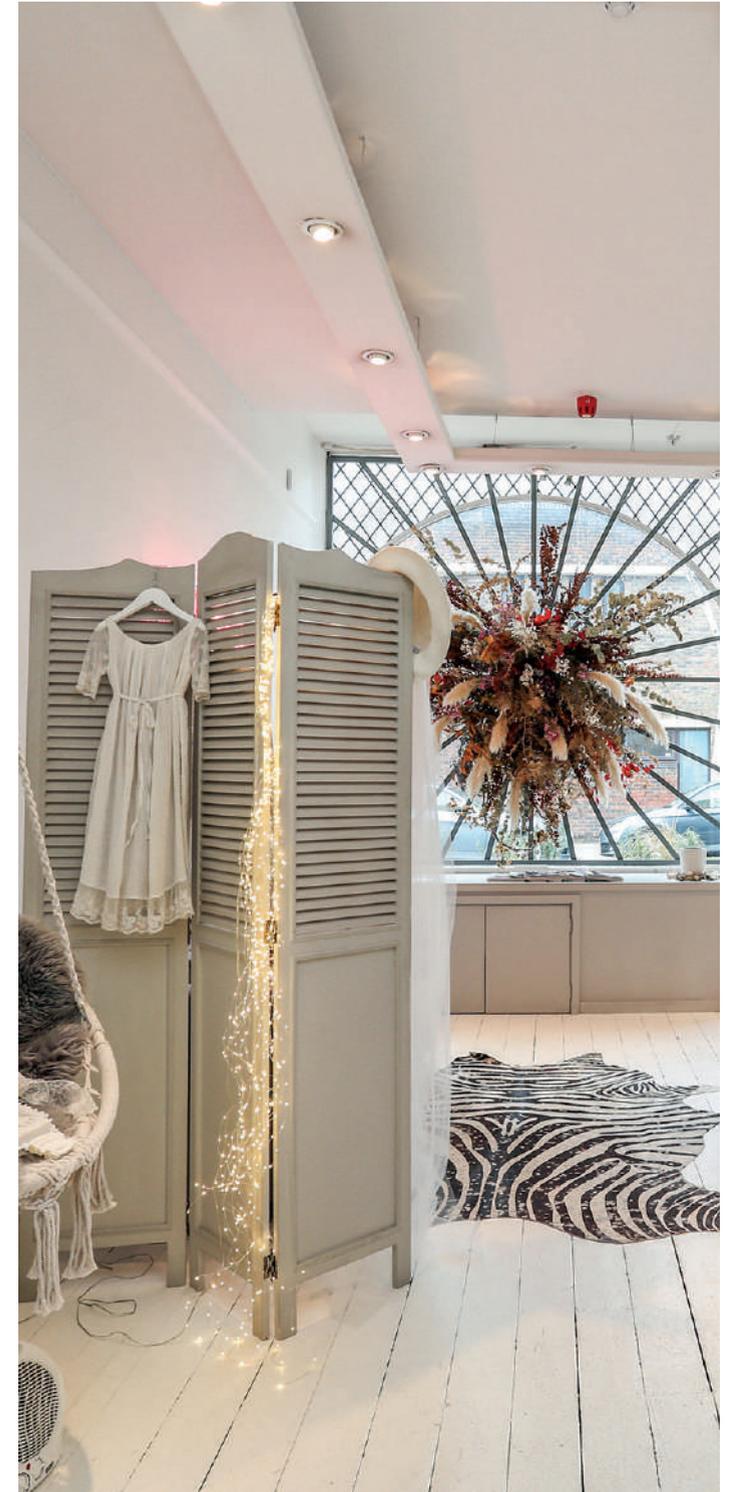
VAT: The property is currently not elected for VAT

EPC: Available on request

Legal Costs: Each party is to bear their own

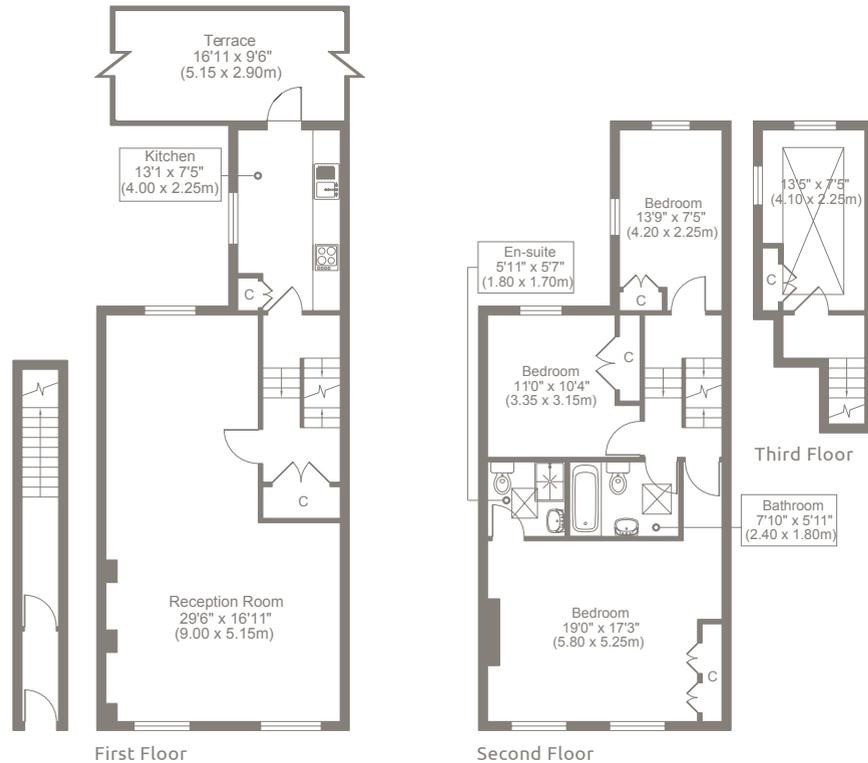
Total Estimated Income is £95,000 per annum

Guide Price: £2,650,000 subject to contract



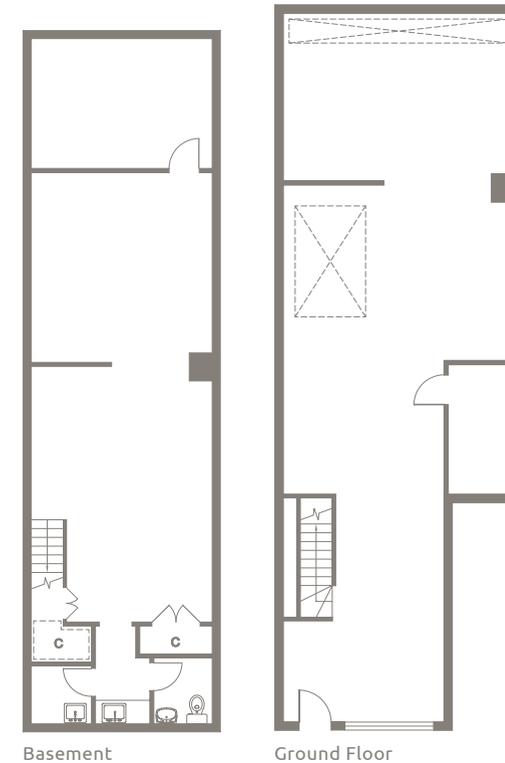
Residential

Total Approx Floor Plan Area of Upper Parts 1393 SQ.FT (129 SQ.M)



Commercial

Total Approx Floor Plan Area of Ground and Basement Floors 1744 SQ.FT (162 SQ.M)



The approximate net internal areas of the shop are as follows:-

	SQ.FT	SQ.M
Ground Floor	779	72.37
Basement	681	63.27
Total	1,460	135.64

Floor plans are for identification purposes only, not to scale.

Viewing is strictly by prior appointment through joint sole agents:



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