

412 / 412A KING'S ROAD

**Freehold in Chelsea
Commercial with Vacant Possession
and a Residential Regulated Statutory Tenancy
SW10 0LJ**





The freehold interest is available with vacant possession of the retail unit at ground level and a residential regulated statutory tenancy of the self-contained residential upper parts.

Location

The property is located on the north side of King's Road, situated within the Royal Borough of Kensington and Chelsea, a densely populated and affluent area.

412 King's Road, London SW10

- Ground floor - Retail unit with rear courtyard.
- Estimated rental value £40,000 pax.

412A King's Road, London SW10

- 1st & 2nd Floors - Self-contained residential accommodation.
- Let on a protected tenancy registered under the Rent Act.
- We understand the quarterly rent is £3,298.50, last reviewed in 2015.



Residential

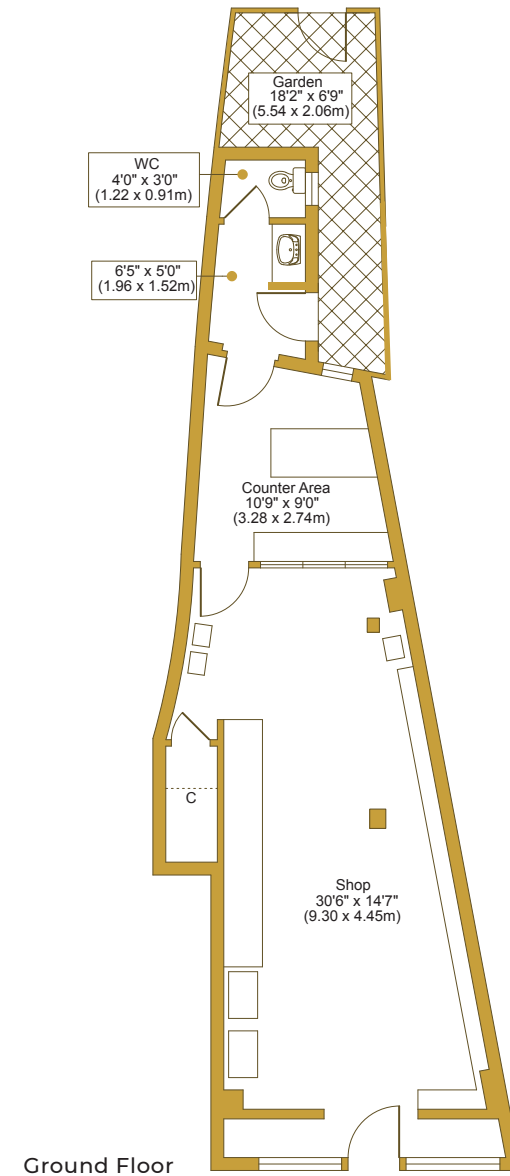
The total approximate gross internal area of the residential accommodation is 1,015 sq.ft (94.30 sq.m)

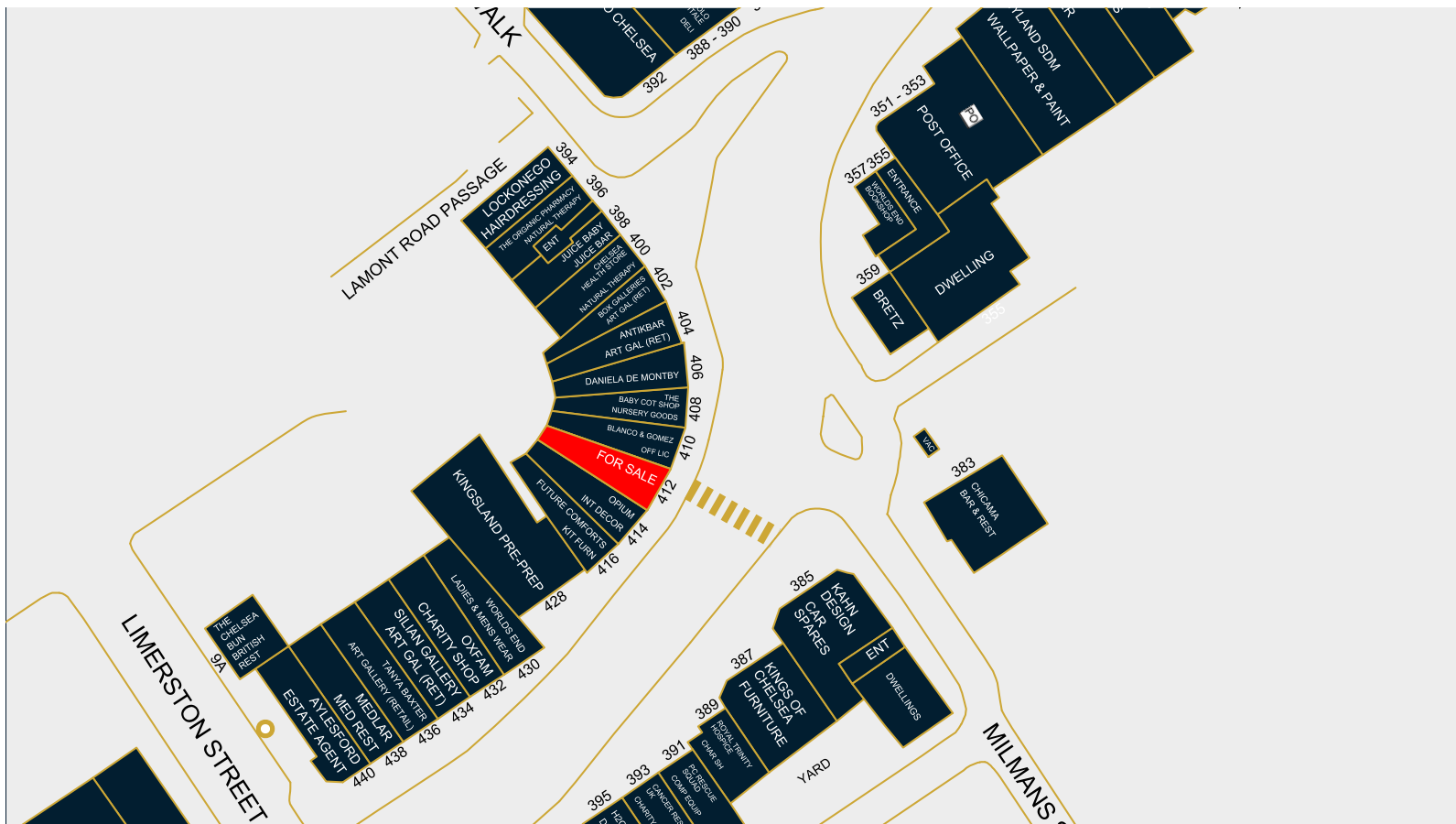


Floor plans are for identification purposes only, not to scale.

Commercial

The total approximate net internal area of the ground floor retail unit is 521 sq.ft (48.40 sq.m)





Tenure

Freehold with vacant possession of the Retail unit and with the benefit of the income of the residential regulated statutory tenancy of the self-contained residential upper parts

VAT

The property is currently not elected for VAT

EPC

Available on request

Legal Costs

Each party is to bear their own

Guide Price

£1,450,000 subject to contract

Nearby occupiers include:



Staff unaware, viewings strictly by prior appointment through sole agents:-



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