

lot 21

1-28 North End Parade West Kensington, London W14 0SJ

Rent
£243,600
per annum
exclusive
(plus two
vacant shops)

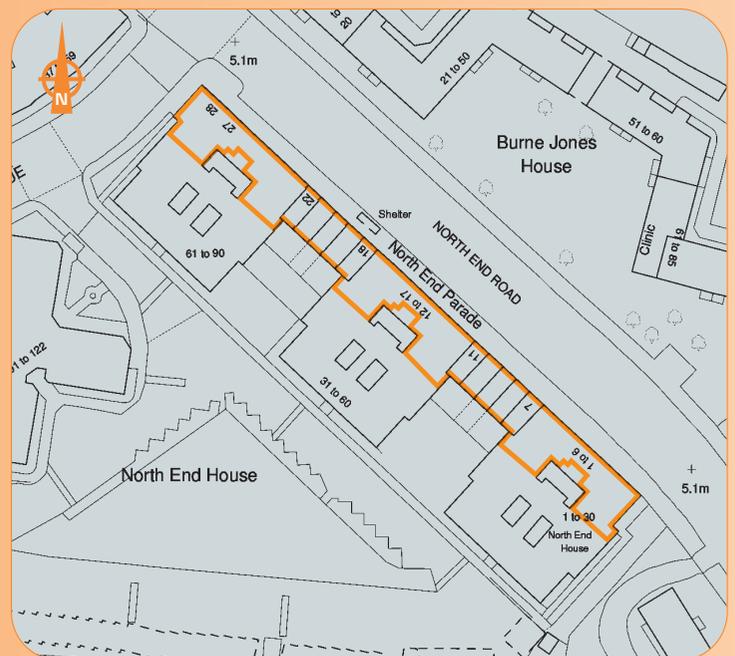
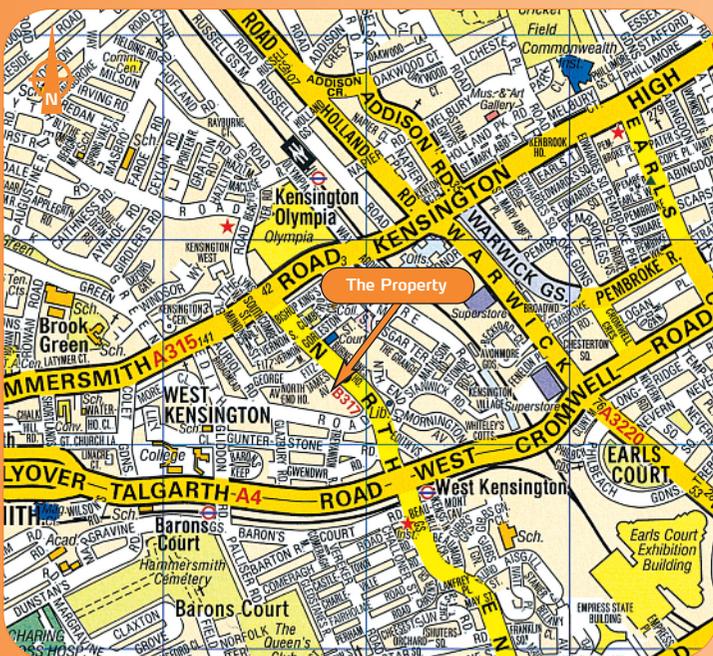
Substantial Unbroken Retail Parade in fashionable West London suburb

- Unbroken parade of 28 units (arranged as 23 shops/restaurants)
- Approximately 1,453.64 sq m (15,651 sq ft)
- Asset Management Opportunities

- Affluent South-West London Suburb
- Close to Olympia Exhibition Centre, Queens Club and Barons Court/West Kensington Underground Stations
- First time on the market for 28 years



On behalf of
a Charity



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Location

Miles: 1 ½ miles south-west of Hyde Park
3 miles south-west of London's West End
Roads: A4, Hammersmith Road (A315), M4 (Junction 1)
Rail: West Kensington Underground Station (District Line),
Barons Court Underground Station (Piccadilly Line),
Kensington Olympia Overground Station
Air: London Heathrow Airport

Situation

West Kensington is an affluent and fashionable West London suburb 3 miles south-west of Central London. The property is prominently situated on the west side of North End Road, between Hammersmith Road (A315) and Talgarth Road/West Cromwell Road (A4). Olympia Exhibition Centre, Queens Club and Barons Court/West Kensington Underground stations are all a short walk from the property.

Description

The property, a substantial unbroken retail parade, comprises 28 retail units (arranged as 23 shops/restaurants) arranged on the ground floor and basement, forming part of a larger building.

Tenure

Long Leasehold for a term of 150 years and one day from 25th March 1977 at a current rent of £100 per annum exclusive, rising to £200 per annum exclusive in March 2027 and £400 per annum exclusive in March 2077.

VAT

VAT is not applicable to this lot.

Six Week Completion**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
1 & 2	Basement Ground	Ancillary Retail	73.70 sq m 74.87 sq m	(793 sq ft) (806 sq ft)	A W FARAHANI (t/a Karoon Dry Cleaning)	125 years from 25/03/2000 until 2125	£100	25/03/2025 & 25 yearly
3	Basement Ground	Ancillary Restaurant	16.15 sq m 22.00 sq m	(174 sq ft) (237 sq ft)	A BOKOR (t/a Indian Express)	20 years from 29/09/2012 until 2032	£10,000	29/09/2017 & 5 yearly
4 & 5	Basement Ground	Ancillary Restaurant	44.80 sq m 53.20 sq m	(482 sq ft) (573 sq ft)	I FADAYEL (t/a Wasouf Lounge)	15 years from 24/12/2013 until 2028	£16,000	23/12/2018 & 23/12/2023
6	Basement Ground	Office/Ancillary Retail	36.90 sq m 40.00 sq m	(397 sq ft) (431 sq ft)	PTL ESTATES LTD (t/a PTL Estates)	10 years from 12/05/2014 until 2024 (1)	£12,000	12/05/2019
7	Basement Ground	Ancillary Retail	19.50 sq m 21.70 sq m	(210 sq ft) (234 sq ft)	N HAMIDI (t/a N Spa)	12 years from 25/12/2004	£10,000	(24/12/2016)
8	Basement Ground	Ancillary Retail	19.47 sq m 21.85 sq m	(210 sq ft) (235 sq ft)	D SANTACRUZ (t/a Dayanna Hair & Beauty)	20 years from 27/08/2004 until 2024	£12,200	27/08/2019
9	Basement Ground	Ancillary Retail	20.10 sq m 21.70 sq m	(216 sq ft) (234 sq ft)	AREAROSE LIMITED	3 years from 15/09/2014 (2)	£11,000	(14/09/2017)
10	Basement Ground	Ancillary Retail	20.60 sq m 21.70 sq m	(222 sq ft) (234 sq ft)	M KHALID (t/a Kensington Cars Services)	25 years from 25/12/2003 until 2028	£12,000	25/12/2016 & 3 yearly
11	Basement Ground	Ancillary Retail	17.00 sq m 22.78 sq m	(183 sq ft) (245 sq ft)	D TILIRI	20 years from 31/07/2007 until 2027	£12,000	31/07/2017 & 31/07/2022
12	Basement Ground	Ancillary Retail	35.50 sq m 40.10 sq m	(382 sq ft) (432 sq ft)	GOLDROCK PROPERTIES LIMITED (t/a Olympia Flowers)	8 years from 01/11/2007	£12,000	31/07/2015 (31/10/2015)
13-15	Basement Ground	Ancillary Retail	26.80 sq m 73.80 sq m	(288 sq ft) (794 sq ft)	DP REALTY LIMITED (t/a Domino's)	20 years from 19/07/2007 until 2027	£27,500	19/07/2017 & 19/07/2022
16 & 17	Basement Ground	Ancillary Retail	56.17 sq m 68.49 sq m	(605 sq ft) (737 sq ft)	WILLIAM HILL (SOUTHERN) LIMITED (3)	15 years from 25/03/2003	£20,700	24/12/2017 (24/03/2018)
18	Basement Ground	Ancillary Retail	20.00 sq m 21.90 sq m	(215 sq ft) (236 sq ft)	NIKKY HEALTH WELLBEING & THREADING BAR LIMITED	10 years and 1 day from 29/07/2010 until 2020	£9,000	29/07/2015
19	Basement Ground	Ancillary Retail	20.40 sq m 21.90 sq m	(220 sq ft) (236 sq ft)	VACANT	(-)	(-)	(-)
20	Basement Ground	Ancillary Retail	20.60 sq m 21.90 sq m	(222 sq ft) (236 sq ft)	A M HEIDARIAN-ZADEH (t/a PC Clinic)	Approx. 12 years from 21/09/2006	£9,500	(24/12/2018)
21	Basement Ground	Ancillary Retail	20.60 sq m 21.90 sq m	(222 sq ft) (236 sq ft)	VACANT	(-)	(-)	(-)
22	Basement Ground	Ancillary Retail	20.60 sq m 21.90 sq m	(222 sq ft) (236 sq ft)	Z GHOLIAN (t/a Zaven Salon de Men)	10 years from 05/08/2005	£9,000	04/05/2015
23	Basement Ground	Ancillary Retail	27.00 sq m 37.20 sq m	(291 sq ft) (400 sq ft)	G KNOWLES	125 years from 17/08/2000 until 2125	£100	17/08/2025 & 25 yearly
24	Basement Ground	Ancillary Retail	32.90 sq m 34.60 sq m	(354 sq ft) (372 sq ft)	MR MORADI (t/a Iranian Supermarket)	20 years from 22/12/2000 until 2020	£12,000	22/12/2016
25	Basement Ground	Ancillary Retail	9.80 sq m 20.30 sq m	(105 sq ft) (219 sq ft)	MP VEHICLE RENTALS LIMITED (t/a Elite Star Chauffeur Drive)	15 years from 21/03/2013 until 2028	£9,000	21/03/2018 & 21/03/2023
26	Basement Ground	Ancillary Retail	19.90 sq m 21.00 sq m	(214 sq ft) (226 sq ft)	U SANDAGDORJ (t/a Mongol Centre)	5 years from 25/03/2011	£12,000	(24/03/2016)
27	Basement Ground	Ancillary Retail	30.57 sq m 32.29 sq m	(329 sq ft) (348 sq ft)	S CHAFAA (t/a Maison du Moulin)	20 years 24/06/2014 until 2034	£12,500	24/06/2019 & 5 yearly
28	Basement Ground	Ancillary Retail	50.40 sq m 57.10 sq m	(543 sq ft) (615 sq ft)	W EL-ALI (t/a Al Salama Supermarket)	15 years from 25/12/2009 until 2024	£15,000	25/12/2014 (Outstanding) & 25/12/2019
Totals			1,453.64 sq m	(15,651 sq ft)			£243,600	

(1) The lease is subject to a tenant option to determine on 12th May 2019.

(2) The lease is subject to a tenant option to determine on 14th September 2016.

(3) The tenant is not currently in occupation of the property.

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Title Report

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

**Seller's Solicitors:**

Shranks Solicitors
40-41 Museum Street, London WC1A 1LT.
Tel: +44 (0)20 7831 6677.
Email: bm@shranks.co.uk
Ref: Ben Milburn.