

lot 1

240-242 Kensington High Street  
London W8 6ND

Rent  
**£75,000**  
per annum  
exclusive  
reduced to  
**£41,580** per  
annum  
exclusive

Prominent Retail Investment in  
Affluent West London Location

- Active management potential
- Adjacent to Holland Park and opposite proposed redevelopment of Odeon Cinema into 100,000 sq ft of high end residential accommodation

- A3 restaurant/café consent
- Important rent review March 2010
- Nearby occupiers include Waitrose, Blockbuster, Waterstones, Rymans and Carphone Warehouse



On the appointment of the  
Liquidators



**Location**

Miles: Holland Park – 0.2 mile north  
Kensington Palace – 0.75 mile east  
Notting Hill – 0.75 mile north

Roads: A4, M4, A40

Rail: High Street Kensington Underground Station (District and Circle Lines), Kensington Olympia Underground Station (District and Overground lines) and Earls Court Underground Station (District & Piccadilly lines)

Air: Heathrow Airport

**Situation**

Kensington is a highly affluent and desirable suburb of West London. The property is located at the junction of fashionable Kensington High Street (A315) and Melbury Court and opposite the junction of Earls Court Road. Nearby occupiers include the Odeon

Cinema and Waitrose. Other major occupiers in the area include Topshop, Tesco, Waterstones, Wholefoods and Barclays Bank.

**Description**

The property comprises retail accommodation and a café on the ground floor and ancillary accommodation in the basement.

**Tenure**

Leasehold. Held from Charlton Estates Limited, Vivamat Properties and Southern Properties for a term expiring on 28th September 2016 at a fixed peppercorn rent.

**VAT**

VAT is applicable on this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground and Part Basement	Retail	109.84 sq m 65.31 sq m	(1,183 sq ft) (704 sq ft)	<b>CAPRO LTD (t/a Luscious Organic)</b>	Lease from 25/03/2003 until 25/09/2016 (2)	£75,000 (1) reduced to £41,580 24th March 2010 and 24th March 2014
<b>Totals</b>		<b>175.15 sq m</b>	<b>(1,887 sq ft)</b>			

- (1) Under the terms of the lease, the current rent reserved is £75,000 per annum exclusive. The seller has agreed to reduce the rent to £41,580 per annum exclusive.
- (2) The lease provides for a tenant's option to determine the lease on 24th March 2014.

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