

## lot 30

Rent  
**£75,050**  
per annum  
exclusive  
subject to  
Note 2

### 12 Chepstow Road Notting Hill, London W2 5BD

#### Freehold Retail and Residential Investment

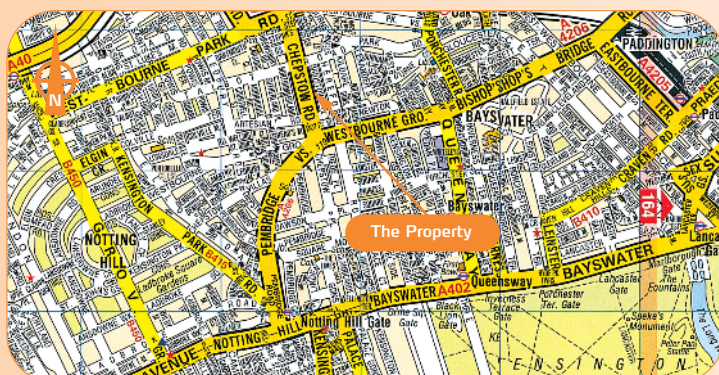
- Let to Barretoned Ltd on a new 5 year lease ([www.barretoned.com](http://www.barretoned.com))
- Affluent and fashionable Central London location
- Retail unit approximately 179 sq m (1,929 sq ft)
- Fixed rental increases
- 1.8 miles from London's West End
- Future residential redevelopment potential of the rear (subject to consents)
- Six Week Completion



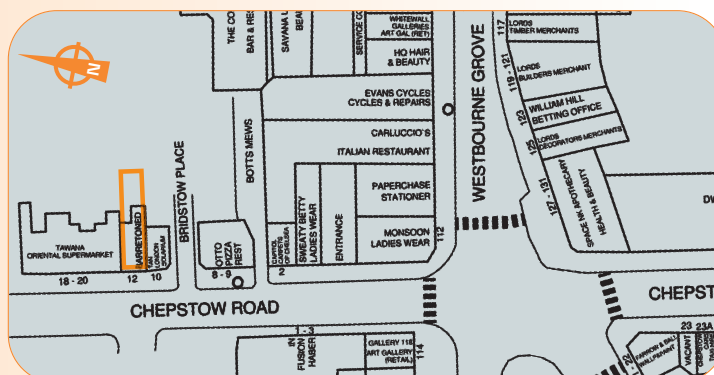


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#### Location

Miles: 0.6 miles north of Kensington Gardens  
 1.8 miles east of London's West End  
 1 mile east of Paddington Station

Roads: Edgware Road (A5), Oxford Street (A40), Bayswater Road (A402)

Rail: Paddington National Rail Station,  
 Bayswater Underground Station (Circle and District), Paddington  
 Underground (Bakerloo, Jubilee, Hammersmith & City,  
 Circle and District)

Air: London City Airport, Heathrow Airport

#### Situation

Chepstow Road is situated in Notting Hill, a highly attractive, fashionable and affluent West London suburb, located 1.8 miles east of Marble Arch and Oxford Street, London's premier retail location.

The property is situated on the east side of Chepstow Road, close to the busy junction with Westbourne Grove. Nearby occupiers include Carluccio's, Starbucks, Caffè Nero, Monsoon and Sweaty Betty.

#### Description

The property comprises extensive retail accommodation on the ground floor and basement, while the first and second floor comprises a residential maisonette.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail and Ancillary	78.59 sq m (846 sq ft)	<b>BARRETONED LTD (1) (4)</b>	5 years from 01/03/2013 (3)	£75,000 (2)	01/02/2014 and 01/02/2015
Basement	Retail	100.67 sq m (1,083 sq ft)				
First & Second	Maisonette	Not Measured	<b>INDIVIDUALS</b>	999 years from 25/12/1998	£50	
Roof Space	Not currently used	Not Measured	<b>INDIVIDUAL</b>	999 years from 25/12/2011	Peppercorn	
<b>Totals</b>		<b>179.26 sq m (1,929 sq ft)</b>			<b>£75,050</b>	

(1) Barrettoned Ltd has been incorporated since 2011. (www.barrettoned.com 25/04/2013).

(2) The current rent reserved under the terms of the lease is £65,000 per annum exclusive. The lease provides for the rent to be increased to £70,000 per annum exclusive on 1st February 2014 and £75,000 p.a.x. on 1st February 2015. The seller will pay the buyer the difference between the current rent reserved of £65,000 per annum exclusive and £75,000 p.a.x. from completion of the sale until 31st January 2014 and the difference between £70,000 p.a.x and £75,000 p.a.x from 1st February 2014 to the 31st January 2015. Therefore the property will produce £75,050 p.a.x. from completion of the sale.

(3) The lease is inside the security of the tenure provisions of the Landlord and Tenant Act 1954.

(4) The seller is holding a rent deposit of £37,500.

#### For further details please contact:

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