

lot 21

## 277 Kensal Road North Kensington, London W10 5BN

Rent  
**£109,012**  
per annum  
exclusive

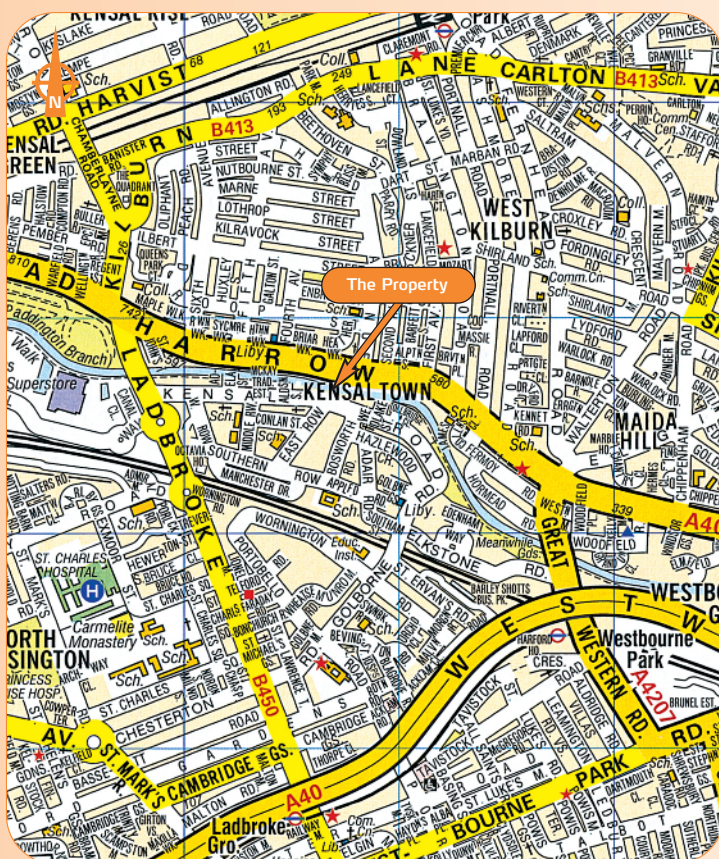
Freehold Retail and Residential  
Investment

- Ground floor shop let on a 15 year lease until 2025 (no breaks)
- Six residential flats above, one offered with vacant possession
- Affluent West London location
- Excellent transport links with Central London

On behalf of  
Joint LPA  
Receivers







lot 21

Rent  
£109,012  
per annum  
exclusive



#### Location

Miles: 1.3 miles north of Notting Hill  
2 miles north-west of Paddington  
Roads: A40, A4, M4  
Rail: Kensal Green (Rail, Underground and Overground Stations),  
Westbourne Park Underground  
Air: London City Airport, London Heathrow

#### Situation

Kensal Road is situated in the affluent North Kensington area on the south bank of the Grand Union Canal at the top of Ladbroke Grove, to the west of Paddington and north of Notting Hill. The property is situated in a mixed use area, adjacent to the Middle Row School and opposite the Network Hub office development. It is well connected, being in walking distance of Kensal Green, Ladbroke Grove and Westbourne Park Underground stations. The 23 bus route which runs past the property provides a direct service to Paddington, Oxford Circus, Bank and Liverpool Street.

#### Description

The property comprises a ground floor retail unit with six residential flats on the upper floors accessed from Kensal Road.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Retail	46.00 sq m	(495 sq ft)	<b>INDIVIDUAL (t/a Kensal Food &amp; Wine)</b>	15 years from 28/01/2010 until 27/01/2025	£11,000	28/01/2015 and 28/01/2020
Flat 1	Residential – 1 Bedroom	52.00 sq m	(560 sq ft)	<b>THE NEW WORLD ACCOMMODATION LIMITED (1)</b>	3 year AST from 19/07/2009	£14,292	(18/07/2012) (2)
Flat 2	Residential – 2 Bedroom	65.00 sq m	(700 sq ft)	<b>INDIVIDUAL</b>	12 month AST from 10/06/2014	£17,160	(09/06/2015)
Flat 3	Residential – 2 Bedroom	69.00 sq m	(743 sq ft)	<b>INDIVIDUAL</b>	12 month AST from 08/07/2010	£17,160	(07/07/2011) (2)
Flat 4	Residential – 3 Bedroom	61.00 sq m	(657 sq ft)	<b>INDIVIDUAL</b>	10 years from 01/10/1983	£16,640	(30/09/1993) (2)
Flat 5	Residential – 3 Bedroom	61.00 sq m	(657 sq ft)	<b>INDIVIDUAL</b>	2 year AST from 08/01/2014	£17,680	(07/01/2016)
Flat 6	Residential – 1 Bedroom	47.00 sq m	(506 sq ft)	<b>INDIVIDUAL</b>	12 month AST from 12/07/2010	£15,080	(11/07/2011) (2)
<b>Totals</b>		<b>401.00 sq m (3)</b>	<b>(4,318 sq ft) (3)</b>			<b>£109,012 (4)</b>	

(1) Flat 1 has been sublet. The subtenant in occupation has been approached regarding a new lease direct from the Landlord and surrender negotiations with The New World Accommodation Ltd are underway.

(2) The tenant is currently holding over.

(3) The residential floor areas have not been measured by Acuitus. The floor areas stated have been taken from the Energy Performance Certificates and should not be relied on.

(4) Please note that the rental income for the residential flats has been annualised.

#### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk

**Sandy Hamilton**  
Tel: +44 (0)20 7034 4861.  
Email: sandy.hamilton@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Solicitors:

**Walker Morris LLP**  
Kings Court, 12 King Street, Leeds LS1 2HL.  
Tel: +44 (0)113 283 2500.  
Email: owen.ormond@walkermorris.co.uk  
Ref: Owen Ormond.