

Ground Floor, 101 Walton Street Kensington, London SW3 2HP

lot 1

Central London Retail Investment

- Located within Affluent West London Area
- Close to South Kensington Underground Station (Piccadilly, Circle & District Lines)
- Annual Fixed Rental Increases
- Nearby occupiers include a number of boutiques and galleries

£31,000 per
annum
exclusive



Location

Miles: 1.3 miles west of London Victoria
1.6 miles south-west of Marble Arch
Roads: A4, A308
Rail: South Kensington Underground Station (Piccadilly, Circle & District Lines)
Air: London Heathrow, London City

Situation

The property is situated on the eastern side of Walton Street, a busy street between South Kensington and Knightsbridge, which runs parallel to Brompton Road (A4) and houses a number of boutiques and galleries. The property is a short walk from South Kensington Underground Station, London's Science Museum, the Natural History Museum and Harrods.

Description

The property comprises a ground floor retail unit.

Tenure

Long Leasehold. Held for a term of 999 years from 12 April 2005 until 11 April 3004 at a rent of £250 p.a. increasing to £350 p.a. from 2030, to £450 p.a. from 2055 and increasing by £100 p.a. 25 yearly thereafter.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/ Ancillary	19.04 sq m (205 sq ft)	INDIVIDUALS (t/a Chelsea Antique Rug Gallery)	10 years from 03/04/2009	£31,000 (i)	02/04/2019
Totals		19.04 sq m (205 sq ft)			£31,000	

(i) The lease provides fixed rental increases to £32,000 p.a. in 2016, £33,000 p.a. in 2017 and £35,000 p.a. in 2018.

For further details please contact:

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