

## lot 4

Rent  
**£60,500**  
per annum  
exclusive

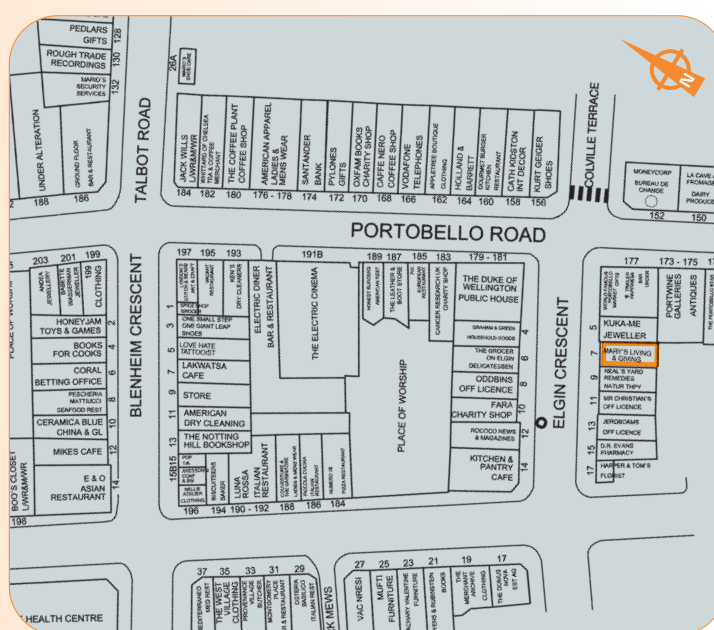
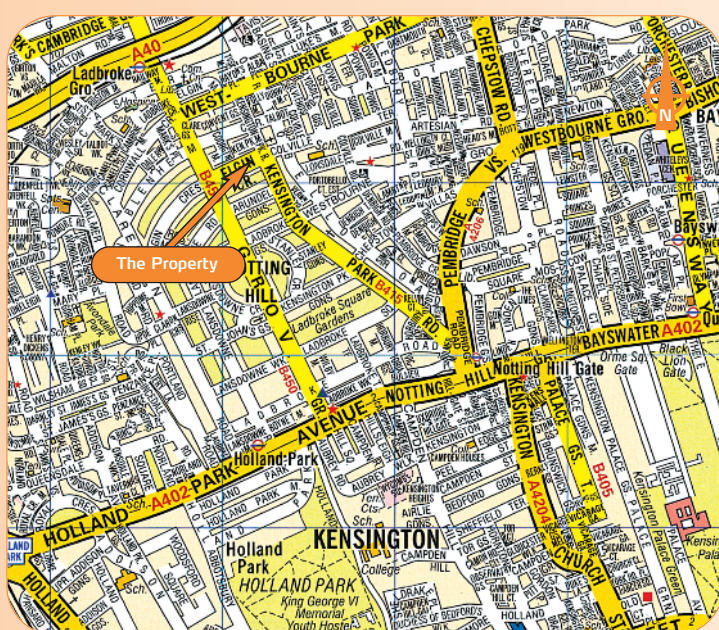
### 7 Elgin Crescent, off Portobello Road Notting Hill, London W11 2JA

Freehold Retail and Residential Ground  
Rent Investment

- Let to Save the Children Fund on a new 10 year lease (subject to option)
- Highly affluent and fashionable Central London location 2 miles from London's West End
- Highly attractive building close to the famous Portobello Road Market
- Nearby occupiers include Neal's Yard Remedies, Cath Kidston and Kurt Geiger



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### Location

Miles: 2 miles west of London's West End  
1.5 miles west of Paddington Station  
0.8 miles north of Holland Park

Roads: A40, A3220

Rail: Notting Hill Gate (Central Line) and Ladbroke Grove (Hammersmith & City and Circle Line) Underground Stations

Air: London Heathrow Airport, London City Airport

### Situation

Notting Hill is a highly attractive, fashionable and affluent West London suburb, located some 2 miles west of Marble Arch and Oxford Street, approximately 1 mile north of Holland Park and Kensington Gardens. The property is situated on the south side of Elgin Crescent between its junction with both Portobello Road and Kensington Park Road.

Neighbouring occupiers include Neal's Yard Remedies, Cath Kidston and Kurt Geiger as well as an eclectic mix of boutique retailers and the famous Portobello Road Market.

### Description

The property, an attractive unit, comprises basement and ground floor retail/ancillary accommodation and a self-contained maisonette accessed from the front of the property.

### Tenure

Freehold.

### 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.	Review
Basement	Ancillary	53.40 sq m (574.80 sq ft)	<b>SAVE THE CHILDREN FUND (t/a Mary's Living and Giving) (1)</b>	10 years from 26/06/2015 on a full repairing and insuring lease (2)	£60,000	26/08/2020
Ground	Retail	57.10 sq m (614.62 sq ft)				
First and Second	Residential Maisonette	Not Measured	<b>INDIVIDUAL</b>	125 years from 01/01/2013	£500 (3)	
<b>Total Commercial Area</b>		<b>110.50 sq m (1,189 sq ft)</b>			<b>£60,500</b>	

(1) For the year ending 31/12/2014, Save the Children Fund reported pre-tax profits of £14,346,000 and a total net worth of £108,094,000. (Source: www.experian.co.uk 21/09/2015)

(2) The lease provides for a tenant's option to determine the lease on 25/08/2021, subject to no less than 6 months notice.

(3) The ground rent is £500 p.a.x. until 31/12/2036 and then doubles every 25 years of the term.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**DENTONS**

### Seller's Solicitors:

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