

lot 5

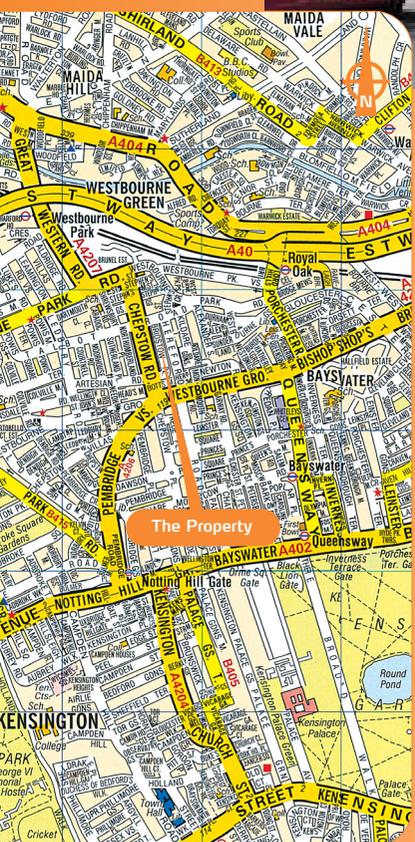
59 Chepstow Road, Notting Hill  
London W2 5BP

Rent  
£62,180.04  
per annum  
exclusive

Freehold Retail/Residential Investment  
with Potential

- Affluent and fashionable Central London location
- Rent review in 2013

- Includes three residential flats
- 1.5 miles from London's West End



**Location**

Miles: ¼ mile north of Hyde Park and Kensington Palace  
Circa 1.5 miles west of London's West End

Roads: A40(M), M4, A5, A406

Rail: Notting Hill Gate (Central, District and Circle lines),  
Bayswater (District and Circle lines),  
Paddington (District, Circle, Bakerloo and Hammersmith &  
City lines)

Air: Heathrow Airport

**Situation**

Notting Hill is an affluent and fashionable Central London suburb  
located approximately 1.5 miles west of London's Oxford Street.  
The property is situated on the eastern side of Chepstow Road,  
close to its junction with Talbot Road.

**Description**

The property, an attractive period building, comprises RETAIL  
ACCOMMODATION on the ground floor, SELF-CONTAINED  
BASEMENT OFFICE ACCOMMODATION and THREE  
SELF-CONTAINED RESIDENTIAL STUDIO FLATS on the first,  
second and third floors. The flats benefit from separate access at  
the side of the building. The ground and basement accommodation  
have recently been refurbished.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Note**

The purchaser will pay 1% plus VAT of the purchase price towards  
the Vendor's sales costs.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Office Ancillary	38.92 sq m (419 sq ft) 8.92 sq m (96 sq ft)	<b>PHILLO LTD</b>	15 years from 11/07/2003 (1)	£31,500	11/07/2013 and 5 yearly
Ground	Retail	44.77 sq m (482 sq ft)				
First	Residential	33.85 sq m (364 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year from 13/05/2009 (2)	£10,140	
Second	Residential	33.85 sq m (364 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year from 24/03/2007 (2)	£10,920	
Third	Residential	32.32 sq m (348 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for a term of 1 year from 28/03/2010	£9,620.04	
<b>Totals</b>		<b>192.63 sq m (2,073 sq ft)</b>			<b>£62,180.04</b>	

(1) As to the lease to Phillo Ltd, please note that the lease is excluded from Security of Tenure provisions of the Landlord & Tenant Act 1954.  
(2) The tenant is currently holding over.

**For further details please contact:**

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