

# Lot 19

£66,500 per annum  
exclusive

26-28 Gloucester Road,  
South Kensington, **London SW7 4RB**

Freehold Retail and Residential Investment



# Tenancy and accommodation

**Lot 19**

£66,500 per annum exclusive

### Key Details

- Tenants include Fara Enterprises Limited t/a Fara and Trinity Hospice Shops Limited
- Highly affluent South West London suburb
- Approximately 600m south of Kensington Palace, 500m from the Royal Albert Hall and 500m from the Natural History and Science Museums
- Nearby occupiers include Druce, Douglas & Gordon, Toni & Guy, Oddbins and Starbucks

### Location

- Miles:** 1 mile west of Belgravia  
1.5 miles south-west of Mayfair  
300m south of Hyde Park
- Roads:** A4, M4
- Rail:** Gloucester Road Underground (Circle, District and Piccadilly Lines)
- Air:** Heathrow Airport, London City Airport

### Situation

South Kensington is a highly affluent and fashionable district of West London located within the Royal Borough of Kensington and Chelsea. The locality is home to infamous London landmarks including the Royal Albert Hall, the Natural History, Science and Victoria & Albert Museums and Imperial College London. The property is prominently located on the west side of Gloucester Road, with nearby occupiers including Druce, Douglas & Gordon, Toni & Guy, Oddbins and Starbucks.

### Description

The property is two attractive terrace buildings comprising two ground floor retail units with basement ancillary accommodation and a four bedroom maisonette on the first and second floors extending across both buildings. The retail units also benefit from a courtyard to the rear.

### Tenure

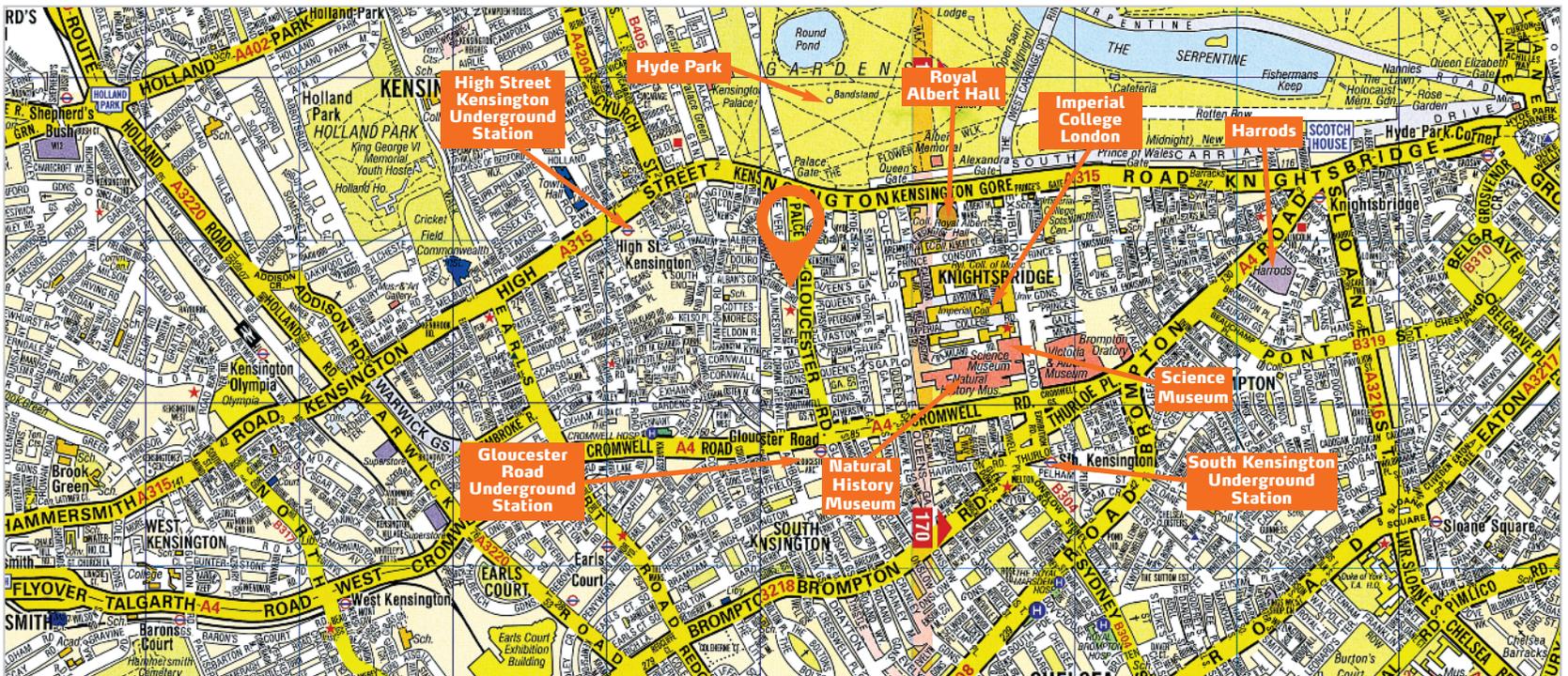
Freehold.

### VAT

VAT is not applicable to this lot.

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
26	Ground Basement	Retail Ancillary	48.8 sq m (525 sq ft) 57 sq m (613 sq ft)	FARA ENTERPRISES LIMITED (1)	10 years from 7/10/2011	£34,000	(6/10/2021)
28	Ground Basement	Retail Ancillary	45.7 sq m (492 sq ft) 45.8 sq m (493 sq ft)	TRINITY HOSPICE SHOPS LIMITED (2)	10 years from 19/01/2015	£32,500	19/01/2020 (18/01/2025)
	First and Second	4 bedroom maisonette	not measured	INDIVIDUALS	999 years from 14/08/2015	Peppercorn	
<b>Total Commercial</b>			<b>197.3 sq m (2,123 sq ft)</b>			<b>£66,500</b>	

- (1) Fara Foundation is a registered charity (No 1139349) with HRH The Prince of Wales as the royal patron. The charity benefits vulnerable and disadvantaged children and young people in Romania. Fara Enterprises Limited was incorporated in 1992 and is ultimately owned by Fara Foundation and operates 43 FARA charity shops in London (www.faracharity.org).
- (2) Royal Trinity Hospice is a registered charity (No 1013945) with HRH The Duchess of Cornwall as the royal patron. Founded in 1891 Royal Trinity Hospice is England's oldest hospice. Royal Trinity Hospice Shops Limited was incorporated in 1985 and is ultimately owned by Royal Trinity Hospice and operates from 29 charity shops in London.



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