

Lot 3

£17,500 Per Annum
Exclusive

547 Harrow Road, Kensal Green,
London, W10 4RH

Freehold London Retail and Residential Ground Rent Investment



Key Details

- Shop trading as Timgad Cafe
- Lease expires in April 2027
- Full rent paid during lockdown
- Residential upper parts let on long lease
- Close to Kensal Green Overground and Underground (Bakerloo Line) Station on busy Harrow Road
- VAT-free London investment

Location

Miles: 4 miles north-west of Central London
Roads: A450 (Ladbroke Grove), A40 (Westway)
Rail: Kensal Green (Overground & Bakerloo lines)
Air: London Heathrow

Situation

The property is located in the affluent and fashionable West London suburb of Kensal Green, in the borough of Westminster, approximately one mile north of Notting Hill. The property is situated on the south side of Harrow Road, close to its junction with Ladbroke Grove, in a prominent and attractive location, fronting The Grand Union Canal, and less than half a mile from Kensal Green Station (Overground and Bakerloo lines). Nearby occupiers on the same parade include various independent shops and cafe's.

Description

The property comprises a three storey mid-terrace building, arranged as a ground floor café with rear yard and a self-contained maisonette above, which has been let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

C. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Café	55.38 sq m (596 sq ft)	S. AIDER (t/a Timgad Cafe)	12 years from 16/04/2015 until 15/04/2027	£17,500	16/04/2023
Ground	Rear Yard	32.05 sq m (345 sq ft)				
First/Second	Residential	- (-)		189 from 25/03/1983 until 24/03/2172	Peppercorn	25/03/2049 and 33 yearly thereafter
Total Commercial Area		87.43 sq m (941 sq ft)			£17,500	



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