

London W14 – 149 North End Road, West Kensington W14 9NH
Virtual Freehold Takeaway Investment



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PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £510,000
- Gross Initial Yield: 5.29%
- Rental Income: £27,000 p.a.
- VAT is NOT applicable to this property
- Let until 2036. No breaks. Rent review every 5 years open market upward only
- Comprises ground floor Takeaway with ancillary accommodation at basement
- Situated within 1 min walk from West Kensington Underground Station (District Line)
- Occupiers nearby include Sainsbury`s Local, Premier, Café, Restaurants, Dental Practice, Convenience Store and Hardware store, amongst many more local retailers.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 149 (Ground Floor & Basement)	Ground Floor: 45 sq m (485 sq ft) Open plan takeaway, storage, wc Basement: 45 sq m (485 sq ft) Open plan commercial kitchen, storage, wc	Individual	10 Years from 2026* (In the process of a lease renewal. Tenant in occupation since 2016)	£27,000	Note 1: FRI Note 2: Rent review every 5 years open market upward only Note 3: No breaks

Total

£27,000

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Property Description:

Comprises ground floor takeaway with ancillary at basement including commercial kitchen and storage. The property provides the following accommodation and dimensions:

Ground Floor: 45 sq m (485 sq ft)

Open plan takeaway, storage, wc

Basement: 45 sq m (485 sq ft)

Open plan commercial kitchen, storage, wc

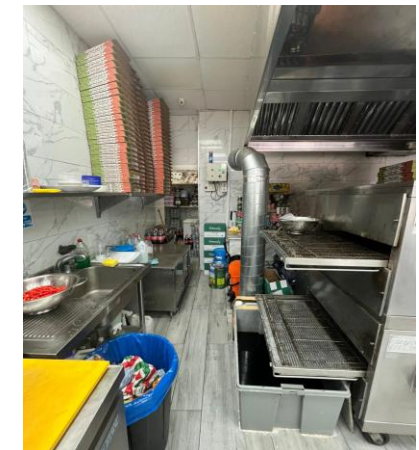
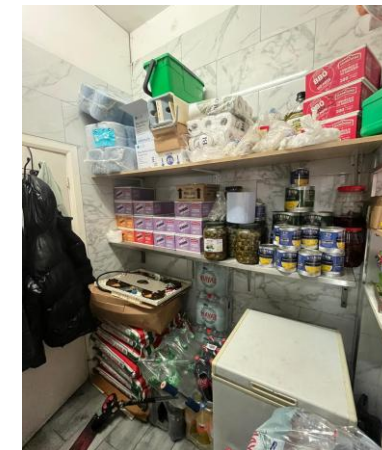
Total GIA: 90 sq m (970 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 10 Years from 2026 (In the process of a lease renewal. Tenant in occupation since 2016) at a current rent of £27,000 p.a. and the lease contains full repairing and insuring covenants. Rent review every 5 years open market upward only. No breaks.

Tenure:

Long leasehold. Held on a 999 Year lease from 29th December 1997 at a ground rent of peppercorn.



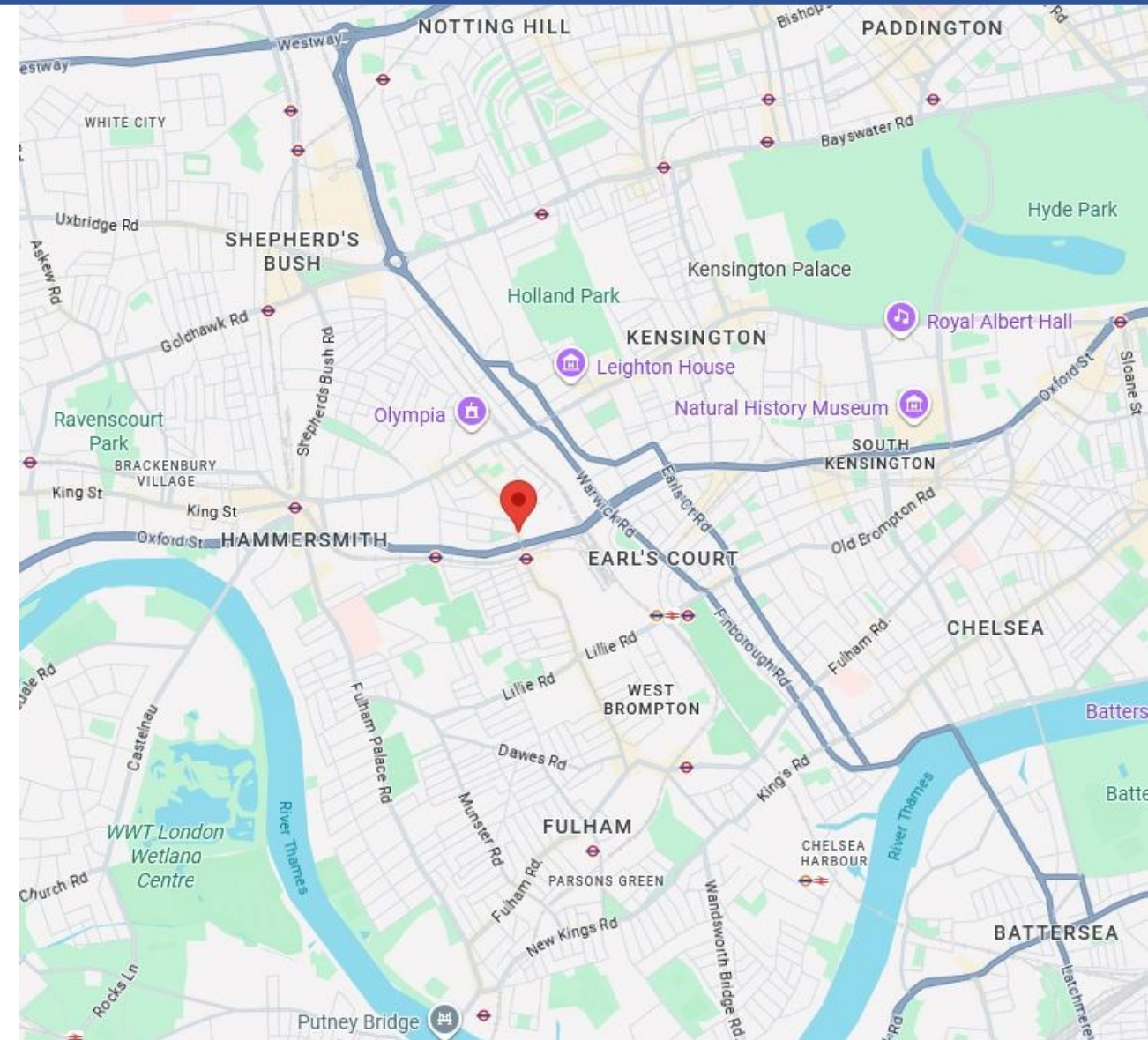
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Location:

The property is situated on the east side of North End Road, between its junctions with Gunterstone Road. North End Road offers a good range of local shops within walking distance. West Kensington Underground Station (District Line) is about one minute's walk to the south. West Cromwell Road (A4) is within a minute's drive to the north and provides access to the North Circular Road (A406) and the M4 motorway to the west. It also links to Knightsbridge and Belgravia to the east. Holland Park is around a mile to the north and Hyde Park is about 2.2 miles to the north east. Occupiers nearby include Sainsbury's Local, Café, Restaurants, Dental Practice, Convenience Store and many more.



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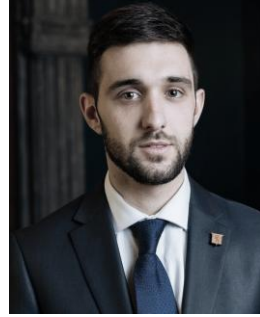
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Contacts:

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