

London W14 – 143/145 North End Road, West Kensington W14 9NH
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £900,000
- Gross Initial Yield: 5.33%
- Rental Income: £48,000 p.a.
- VAT is NOT applicable to this property
- Let until December 2033. No breaks. Rent review in January 2030.
- Comprises double fronted retail premises t/a Supermarket with ancillary 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. 143-145 (Ground Floor & Basement)	Ground Floor: 80 sq m (860 sq ft) Open plan retail, storage Basement: 80 sq m (860 sq ft) Open plan commercial kitchen, storage, wc	Individual	12 Years from 1 January 2022	£48,000	Note 1: FRI Note 2: Rent review every 4th year open market upward only Note 3: Rent review from 2026 outstanding Note 4: No breaks
Total				£48,000	

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Property Description:

Comprises double fronted commercial premise t/a Supermarket, with ancillary at basement including commercial kitchen and storage. The property provides the following accommodation and dimensions:

Ground Floor: 80 sq m (860 sq ft)

Open plan retail, storage

Basement: 80 sq m (860 sq ft)

Open plan commercial kitchen, storage, wc

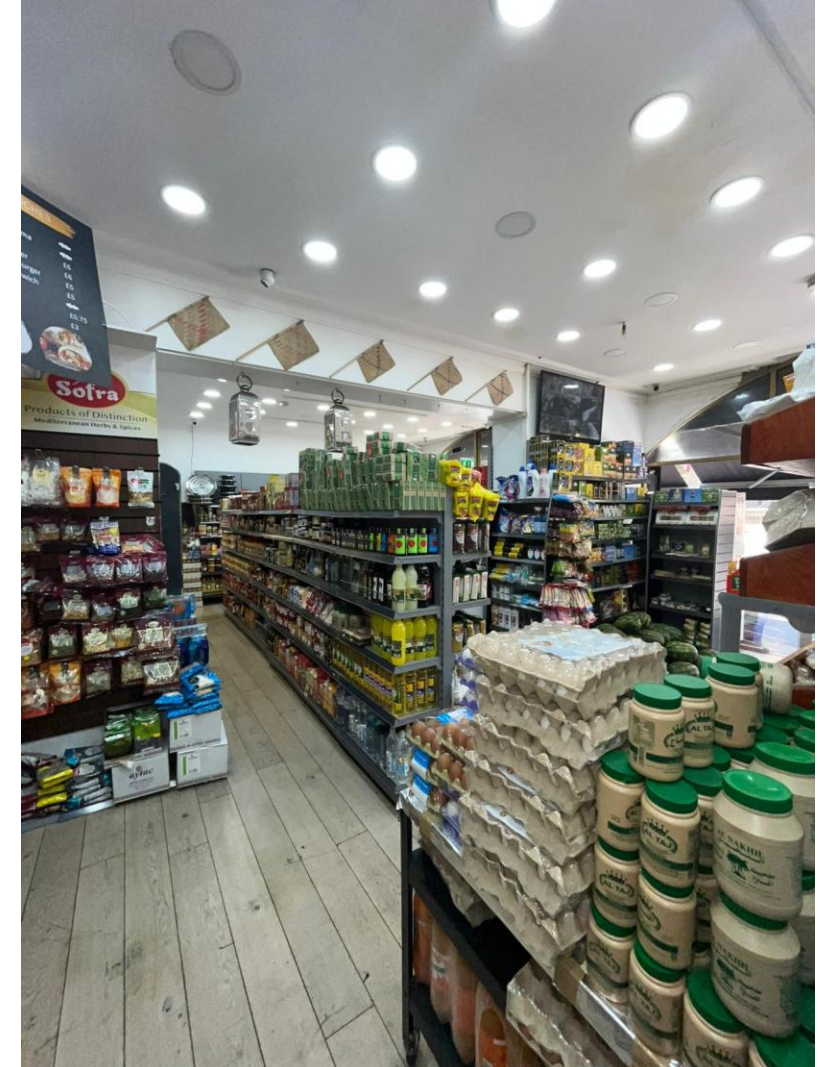
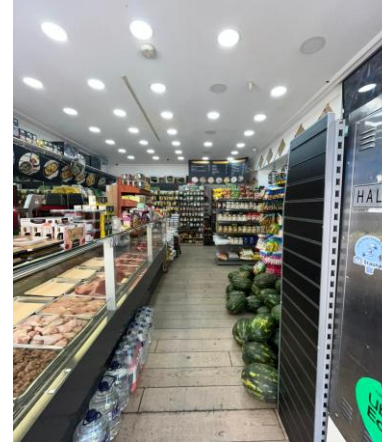
Total GIA: 160 sq m (1,720 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 12 Years from 1st January 2022 at a current rent of £48,000 p.a. and the lease contains full repairing and insuring covenants. Rent review every 4th year open market upward only. Rent review from 2026 outstanding. No breaks.

Tenure:

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



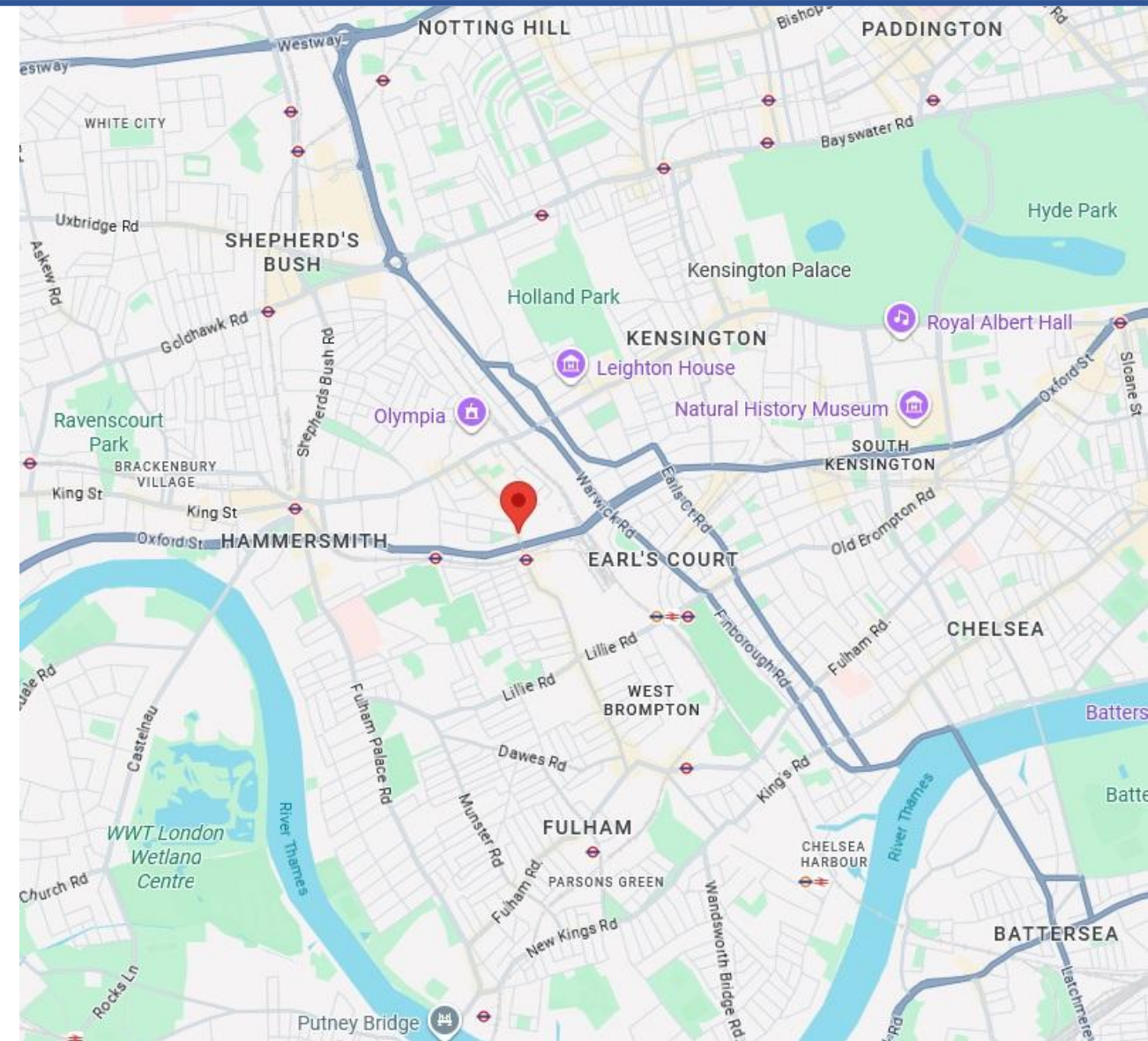
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Location:

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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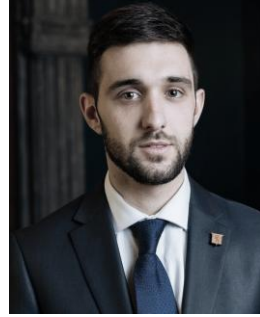
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Contacts:

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