

## A1 /A2/B1 RETAIL REVERSIONARY LONG LEASEHOLD INVESTMENT FOR SALE

139 NORTHEND ROAD

LONDON, W14 9NH

£525,000 – 6.12% NIY



**LOCATION:** The premises are located on the Eastern side of Northend Road (B317) close to the junction of Edith Villas. West Kensington Tube Station is within quarter of a mile.

**DESCRIPITON:** The premises are brick built and designed over ground floor and lower ground floor. They form part of a busy retail parade. There are a variety of local and national retail operators in the vicinity.

**ACCOMMODATION:** The premises have not been measured but we have been advised of the following approximate net internal floor areas. (Floor plans are available upon request).

Ground Floor:	44.0m <sup>2</sup>	474 sq ft
Lower Ground Floor:	25.2m <sup>2</sup>	271 sq ft
<b>TOTAL</b>	<b>69.20m<sup>2</sup></b>	<b>745 sq ft</b>

## TERMS

<b>Tenure</b>	A long lease for a term expiring 23 <sup>rd</sup> June 2091. The ground rent is £100 per annum rising to £150 in December 2010 and £200 in December 2020. There after the ground rent increases £100 every 10 years. The long lease is subject to an underletting on an FRI lease in respect of the ground floor and lower ground floor levels. The premises are let for 10 years from 31/03/2009. The current rent is £34,000 pax. The rent reviews are 3 yearly based on 3% per annum compounded annually (i.e.) The rent will be £37,153 March 2012 to 2015. £43,750 March 2015 to 2018, and £51,113 for year ending March 2019.
<b>Price</b>	£525,000 (6.12% for purchasers costs at 5.8%)
<b>Rates</b>	We have been advised that as of 1 April 2010 the rateable value of the property is £8,900. Rates payable for this financial year are £3,622.30
<b>EPC</b>	Available upon request
<b>VAT</b>	VAT may be applicable on this property
<b>Legal Costs</b>	Each party are to bear their own legal and surveying costs incurred in this matter.
<b>Viewing</b>	Strictly by appointment via



Kinleigh Folkard & Hayward  
Commercial Property Services

**JAMES MOORHOUSE**

**020 8739 2071**

[jmoorhouse@kfh.co.uk](mailto:jmoorhouse@kfh.co.uk)

***Important:***

*Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property.*