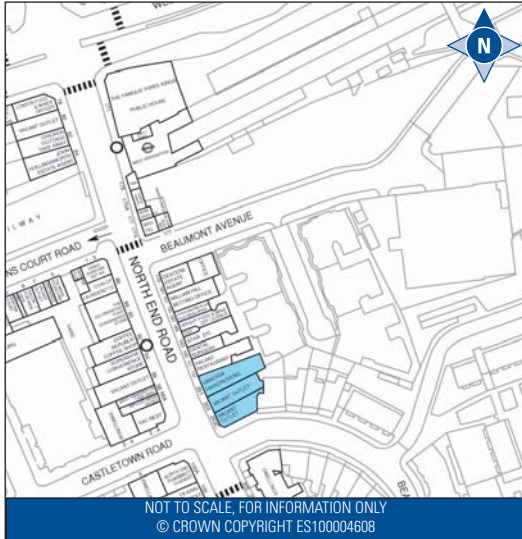


201, 203a & 203c North End Road, West Kensington W14 9NL

Long Leasehold Commercial & Residential Investment producing £148,200 p.a.



Location & Description

Adjoining ground floor and basement premises on the east side of North End Road at the junction with Beaumont Crescent, in a popular residential and commercial area. The property is just south of Cromwell Road and West Kensington underground station (District line), with Kensington Olympia Exhibition Hall being about 1/3 mile away.

Accommodation

Currently arranged as follows:

Address	Lessee	Accommodation	Lease Details	Equivalent Rent p.a.
201 Ground Floor	Rigoleta Designs Ltd	Shop front and rear area: 441 sq ft (41 sq m) WC, Rear kitchen/store: 181 sq ft (16.8 sq m)	15 years from 21.05.2010 on repairing and insuring terms with rent review every 5 years	£26,000 p.a.
203a Ground Floor	UN Property Management Ltd	Front Office: 413 sq ft (38 sq m) Rear Office: 145 sq ft (13.5 sq m), WC	15 years from 21.12.2009 on repairing and insuring terms with rent review every 5 years	£20,000 p.a.
203a Basement	A List Hair & Beauty	592 sq ft (55 sq m)	4 years from 25.12.2009	£15,600 p.a.
203c Ground Floor	Featherstone Leigh	Office: 568 sq ft (53 sq m) Kitchen, WC	15 years from 2007 on repairing and insuring terms with rent review every 5 years	£32,000 p.a.
Flat A Basement		Bedroom, living room, kitchen, bathroom/WC	AST 24 months from 09.02.2009	£15,080 p.a.
Flat B Basement		Bedroom, living room, kitchen, bathroom/WC	AST 12 months from 18.09.2009	£15,080 p.a.
Flat C Basement		Studio room, kitchen, bathroom/WC	AST 12 months from 27.02.2010	£11,440 p.a.
Flat D Basement		Bedroom, living room with kitchen area, bathroom/WC	AST 12 months from 23.02.2010	£13,000 p.a.
TOTAL RENT				£148,200 p.a.

Lease Details

Held under two leases each for a term of 999 years (less 3 days) from 29.09.1985 at a ground rent of £200 p.a.

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