

39 RICHMOND WAY WEST KENSINGTON W14 0AS



**MIXED USED INVESTMENT FOR SALE – PRODUCING £32,800 PA
AFFLUENT WEST KENSINGTON LOCATION
LOWER GROUND FLOOR FLAT LET ON AST, FIRST FLOOR FLAT SOLD OFF
GROUND FLOOR SHOP LET UNTIL 24/12/2034**

OFFERS INVITED IN EXCESS OF £700,000 FREEHOLD

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The property is located close to the junction of Addison Rd and is a short distance from Shepherds Bush Green and Westfield shopping centre. Nearest transport routes are to be found on Shepherds Bush Green with an array of bus routes and Shepherds Bush (Central Line) Station.

Description:

Three storey traditionally constructed building under a flat roof. The property provides a lower ground floor flat, ground floor retail premises and a self-contained first floor flat.

User:

We believe the premises fall under Class Sui Generis & C3 (dwellinghouse) The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Tenancy Schedule:

The property offers the following: -

LGF Flat – Approx. 410 sq. ft. Let to individuals with AST expiry 31/01/23. **Passing rent £14,400 per annum.**

GF Retail- Approx. 290 sq. ft. Let to Sana Richmond Ltd with lease expiry 24/12/34 without breaks. Next rent review 25/12/2024.
Passing rent £18,000 per annum.

FF Flat – Sold on long lease until 24/12/2139 at a **rent of £400.00 per annum doubling every 25 years.**

Total Income; £32,800 per annum.

Rateable Value:

We are advised via the VOA website that the rateable Value for the commercial premises is £9,600 however, interested parties should make their own enquiries.

VAT:

The property is not elected for VAT.

EPC: LGFF - D, Retail – E & FFF - D

Copies of the EPC's are available upon request.

Terms:

Offers in excess of **£700,000** are sought for the Freehold subject to the existing tenancies and leases.

Legal Fees:

Each party to bear own legal costs.

Contacts:

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