



MIXED USE INVESTMENT IN SOUGHT AFTER LOCATION

OFFERS IN EXCESS OF £500,000 FH

324 & 324A PORTOBELLO ROAD LONDON W10 5RU

 **Willmotts**

The Complete Property Service

020 8748 6644

- FASHIONABLE LOCATION
- COMMERCIAL PREMISES LET
- UPPER MAISONETTE SOLD
- INCOME PRODUCING £30,000 PAA

Location

The property is located on the Eastern side of one of London's busiest retail and tourist locations. It occupies a prominent position in the heart of the retail parade close to numerous local and national multiple retailers including ; Bluebells Bakery, Honest Burger, Ally Capellino , Pizza East, Golbourne Deli, West 36, Flat Iron, Aesop and J&M Davidson.

The property benefits from good proximity to public transport and with Ladbroke Grove and Westbourne Park Underground Stations being served by Circle and Hammersmith & City lines.

Description

An attractive mid terrace building arranged over ground and 2 uppers floors, the building provides a rectangular lock up shop unit with a frontage of 4.72m on the ground floor and the upper 2 floors provide a split maisonette which has been sold off on long lease.

User

The premises currently fall under Class E & C3 of the Town & Country Planning(Use Class) (Amendment) Order 2005.

EPC

The Energy performance certificate has ratings of B(46) for the shop unit and C(74) for the maisonette . A copy of the EPC is available upon request.

Accommodation & Tenancy Schedule

The property offers the following (NIA) approximate dimensions

Ground Floor
Approx. 616 Sq Ft (57.00 Sq M)

The commercial premises are let on an effective FRI basis. The current lease expires on 9th October 2026. The passing rent is £30,000 per annum

1st & 2nd floors
Maisonette, sold on a 999 years lease from 1st January 2017 with peppercorn ground rent.

Total income £30,000 per annum

Tenure

Freehold subject to the existing leases

Terms

Offers are invited in excess of £500,000 for our client's Freehold interest.

VAT

The property has not been elected for VAT purposes.

Legal

Each party to bear its own legal costs

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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