

MIXED USE INVESTMENT IN SOUGHT AFTER LOCATION OFFERS IN EXCESS OF £500,000 FH 324 & 324A PORTOBELLO ROAD LONDON W10 5RU





The Complete Property Service

- **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.

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

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

The property has not been elected for VAT purposes.

#### Legal

Each party to bear its own legal costs

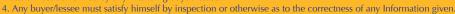
#### **AML**

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



<sup>1.</sup> 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.

matters must be verified by any intending buyer/lessee.





<sup>2.</sup> Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These







# Viewing

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

 Huseyin Zafer
 Emily Bradshaw

 M: 07918482210
 M: 07920 769395

Varol Zafer Shahid Sadiq
M: 07900 224967 M: 07961 410931
E: v.zafer@willmotts.com E: s.sadiq@willmotts.com

