



6 WEEK COMPLETION

SITUATION

Close to the junction with Portobello Road and Bevington Road in this popular and fashionable location, amongst a host of restaurants, bistros, cafés and independent retailers and within close walking distance of Portobello Market and Notting Hill. Golborne Road is easily reached by road via the A40 (Westway) and by public transport via Ladbrooke Grove and Westbourne Park Underground Stations (Circle and Hammersmith & City Lines).

PROPERTY

A Victorian mid terrace building comprising a **Ground Floor Café (having approx. 30 covers)** with separate front access to a **Self-Contained Flat** on the first and second floors with central heating.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café	Gross Frontage 19'1" Internal Width 13'10" widening to 17'7" Shop & Built Depth 59'9" 2 WCs	Papa John's (GB) Ltd (See Tenant Profile and Note 1)	15 years from 8th November 2011	£34,500	FRI Rent Review and Tenant's Break 2021. Note 1: The Café is sublet at £34,500 p.a. to Kipferl Ltd as an Austrian Coffee House and Kitchen with 2 branches.
First & Second Floor Flat	First Floor 2 Rooms, Kitchen, Bathroom, sep. WC Second Floor 3 Rooms (Flat GIA Approx. 1,217 sq ft)	Individual	Regulated	£17,046	EDR 06/01/16 Note 2: As at 28th September 2017 the vacant first and second floor flat at No. 42 Golborne Road is being offered for sale by Chesterton Notting Hill with a quoted area of 1,172 sq ft at an asking price of £1,300,000.
TOTAL				£51,546	

TENANT PROFILE

For Y/E 27/12/15 Papa Johns (GB) reported a T/O of £50.53m, Pre-Tax Profit of £3.9m and Shareholders' Funds of £7.44m.

£51,546 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts