

## Lots A–D

Units 1, 2, 4A & 5,  
375 Kensington High Street, Kensington, London W14 8QJ



4 Central London Commercial Investments  
To be offered as 4 separate Lots  
Each 999 year leasehold at a peppercorn ground rent

**For sale by Public Auction**

**Date:** To be offered at 1 pm on Tuesday 29th October 2019 (unless sold prior)  
(Main Auction commences at 12 pm)

**Venue:** The Montcalm Hotel, 34-40 Great Cumberland Place, Marble Arch, London W1H 7TN

Barnett  
Ross

Auctioneers

**Auctioneers:**

7 Cadbury Close,  
Whetstone, London N20 9BD  
Tel: 020 8492 9449

**John Barnett FRICS:** [jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk)

**Steven Grossman:** [sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk)



## SITUATION

Located in the Royal Borough of Kensington and Chelsea, 375 Kensington High Street is situated in a prominent position on the south side of Kensington High Street at its junction with Warwick Road. The units serve an affluent residential population at the west end of Kensington High Street between Earls Court and Holland Park to the south and north respectively while also being situated opposite the London Olympia Hilton Hotel. The Olympia London Events Centre, which attracts 1.6m visitors annually has released proposals for a £700m investment programme to create 70,000 sq ft of co-working space and 600,000 sq ft of creative offices, is also within close proximity to the property.

Kensington Olympia Station (District Line and Overground) is just 5 minutes' walk away, with High Street Kensington Station (District & Circle Lines) approx.  $\frac{3}{4}$  mile distant.

The properties are situated within the Award Winning 375 Kensington High Street Development, one of Berkeley Groups' most luxurious and premium developments.

**Units 1, 2 & 4A offer frontage to Kensington High Street with Unit 5 fronting Radnor Terrace to the side of the development.**

Occupiers in the vicinity of the property include Pizza Express, Costa Coffee and Sainsbury's with further established occupiers such as Waitrose, Nandos, Byron and Starbucks a short walk east up Kensington High Street.

The final phase of the St Edward Masterplan, Royal Warwick Square, is expected to further improve the vibrancy of the area. In addition, the redevelopment of the former Odeon Cinema, The Kensington, at the junction with Earls Court Road will deliver a new cinema, retail units, offices and residential apartments which will further enhance the west of Kensington High Street.



## PROPERTY

Unit 1 (also known as Unit 1 Wolfe House, 389 Kensington High Street, London W14 8AZ) comprises an attractive glazed **Ground Floor Commercial Unit** (see Note 1) fronting Kensington High Street within this luxurious and premium award winning development.

**Note 1: The Permitted Use in the 999 year lease includes Use Class A1, A2, A3, A4, A5, B1, B2, D1 & D2 (subject to certain excluded uses).**

## ACCOMMODATION

### Ground Floor Commercial Unit

Gross Frontage	28'0"
Return Window Frontage	11'3"
Internal Width	24'6" narrowing to 20'6"
Unit Depth	21'6" (max)
Area	Approx. 406 sq ft incl. WC

**VAT is applicable to this Lot**

## TENURE

**Leasehold for a term of approx. 999 years from 10th June 2019 at a peppercorn ground rent.**

## TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Fitaly Limited (Speciality Food Café – see Tenant Profile)** for a term of 10 years from 7th July 2017 (see Note 2) at a current rent of **£26,000 per annum** exclusive.

**Rent Review (linked to RPI) and Tenant's Break 2022**



**Note 2: The lease excludes s.24–28 of the Landlord & Tenant Act 1954.**

**Note 3: There is a £15,600 (incl. VAT) Rent Deposit held.**

## TENANT PROFILE

Fitaly specialises in healthy, allergen-free whole foods based on the cuisine of Abruzzo in Italy, and serves a selection of healthy food, baked goods, coffee and smoothies.

**Visit: [www.fitalyfood.com](http://www.fitalyfood.com)**

**£26,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Steven Grossman**

## Vendor's Solicitors

Brecher  
Tel: 020 7563 1000 Ref: Peter Richards  
Email: [prichards@brecher.co.uk](mailto:prichards@brecher.co.uk)

For legal documents, please refer to page 8 in the main catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page in the main catalogue



## PROPERTY

Unit 2 (also known as Unit 2, Block D, 375 Kensington High Street, London W14 8QH) comprises an attractive glazed **Ground Floor Corner Commercial Unit** (see Note) fronting Kensington High Street within this luxurious and premium award winning development.

**Note: The Permitted Use in the 999 year lease includes Use Class A1, A2, A3, A4, A5, B1, B2, D1 & D2 (subject to certain excluded uses).**

## ACCOMMODATION

### Ground Floor Commercial Unit

Gross Frontage	42'0"
Return Window Frontage	14'8"
Internal Width	40'10"
Unit Depth	24'0" (max)
Area	Approx. 833 sq ft incl. Kitchenette & WC

**VAT is applicable to this Lot**

## TENURE

**Leasehold for a term of approx. 999 years from 10th June 2019 at a peppercorn ground rent.**

## TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Jones Lang Lasalle Limited (Real Estate Services – see Tenant Profile)** for a term of 20 years from 30th November 2013 at a current rent of **£37,500 per annum** exclusive.

**Rent Reviews 2023 and 2028**

**Tenant's Break 2023**

**£37,500** per annum

The Surveyors dealing with this property are  
**John Barnett and Steven Grossman**

## Interior of Unit 2



## TENANT PROFILE

Jones Lang Lasalle are a world leader in real estate services. They buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate. From tech startups to global firms, JLL's clients span industries including banking, energy, healthcare, law, life sciences, manufacturing and technology.

For Y/E 31/12/17, JLL reported a T/O of £404.3m, Pre-Tax Profits of £54.6m and Shareholders' Funds of £271.8m.

**Visit: [www.jll.co.uk](http://www.jll.co.uk)**

## Vendor's Solicitors

Brecher

Tel: 020 7563 1000 Ref: Peter Richards

Email: [prichards@brecher.co.uk](mailto:prichards@brecher.co.uk)

For legal documents, please refer to page 8 in the main catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page in the main catalogue**



## PROPERTY

Unit 5 (also known as Unit 5 Bridgeman House, 1A Radnor Terrace, London W14 8AZ) comprises an attractive glazed **Ground Floor Corner Commercial Unit** (see Note 1) which overlooks Radnor Terrace and adjacent to an attractive landscaped walk-way leading from Kensington High Street within this luxurious and premium award winning development.

**Note 1: The Permitted Use in the 999 year lease includes Use Class A1, A2, A3, A4, A5, B1, B2, D1 & D2 (subject to certain excluded uses).**

## ACCOMMODATION

### Ground Floor Commercial Unit

Gross Frontage	37'0"
Return Frontage	25'5"
Internal Width	35'6"
Unit Depth	23'5"
Area	Approx. 825 sq ft incl. WC

**VAT is applicable to this Lot**

## TENURE

**Leasehold for a term of approx. 999 years from 10th June 2019 at a peppercorn ground rent.**

## TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Core Kensington Limited (Premium Pilates – see Tenant Profile)** for a term of 10 years from 5th January 2018 (see Note 2) at a current rent of **£35,000 per annum** exclusive.

**Rent Review (linked to RPI) and Tenant's Break 2023**



**Note 2: The lease excludes s.24–28 of the Landlord & Tenant Act 1954.**

**Note 3: There is a £21,000 (incl. VAT) Rent Deposit held.**

## TENANT PROFILE

Core Kensington is a premium Pilates training company whose unique design embodies Joseph Pilates' philosophy of wellness and fitness. Their studio offers personal training sessions and small Pilates reformer classes powered by all-new, highest-calibre STOTT PILATES® equipment.

**Visit: [www.corekensington.co.uk](http://www.corekensington.co.uk)**

**£35,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Steven Grossman**

## Vendor's Solicitors

Brecher  
Tel: 020 7563 1000 Ref: Peter Richards  
Email: [prichards@brecher.co.uk](mailto:prichards@brecher.co.uk)

For legal documents, please refer to page 8 in the main catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page in the main catalogue



### PROPERTY

Unit 4A (also known as Unit 4A Trinity House, 383 Kensington High Street, London W14 8AZ) comprises an attractive deep **Ground Floor Commercial Unit (see Note 1)** fronting Kensington High Street and within this luxurious and premium award winning development.

**Note 1: The Permitted Use in the 999 year lease includes Use Class A1, A2, A3, A4, A5, B1, B2, D1 & D2 (subject to certain excluded uses).**

### ACCOMMODATION

#### Ground Floor Commercial Unit

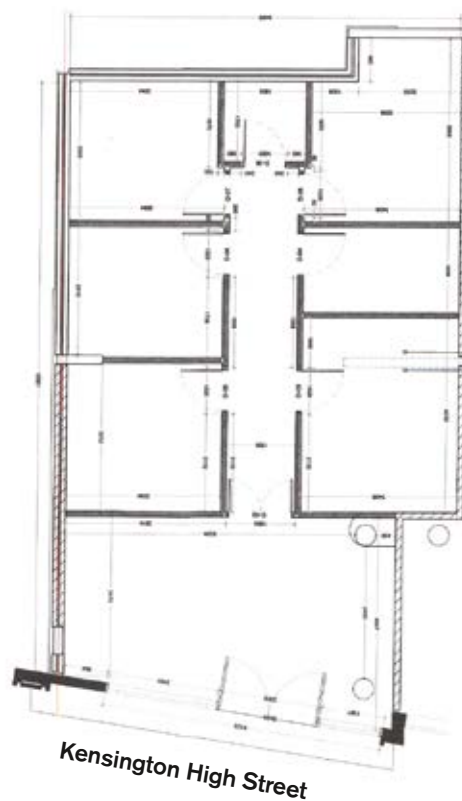
Gross Frontage	26'1"
Internal Width	23'7"
widening to	27'10"
Unit Depth	47'4"
Area	Approx. 1,205 sq ft incl. WC

**VAT is applicable to this Lot**

### TENURE

Leasehold for a term of approx. 999 years from 10th June 2019 at a peppercorn ground rent.

### Unit 4A Floor Plan:





### TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Beyond Med Centre Ltd (Cosmetic Clinic – see Tenant Profile)** for a term of 25 years from 1st February 2018 (see Note 2) at a current rent of **£60,000 per annum** exclusive.

**Rent Reviews (linked to RPI) and Tenant's Breaks 2023 and 5 yearly**

**Note 2: The lease excludes s.24–28 of the Landlord & Tenant Act 1954.**

**Note 3: There is a £36,000 (incl. VAT) Rent Deposit held.**

### TENANT PROFILE

The Beyond Med Centre is a family run cosmetic and plastic surgery group that has clinics in London, Dubai, Jeddah and Istanbul. The clinic was founded by consultant Otolaryngologist and ENT specialist Dr Bashar Bizrah, an internationally renowned expert in cosmetic treatment who has published works on facial plastic surgery. Dr Bizrah still guides the treatment approach as global head of all BMC services.

Visit: [www.beyondmedcentre.co.uk](http://www.beyondmedcentre.co.uk)

### Interior of Unit 4A



**£60,000** per annum

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

### Vendor's Solicitors

Brecher

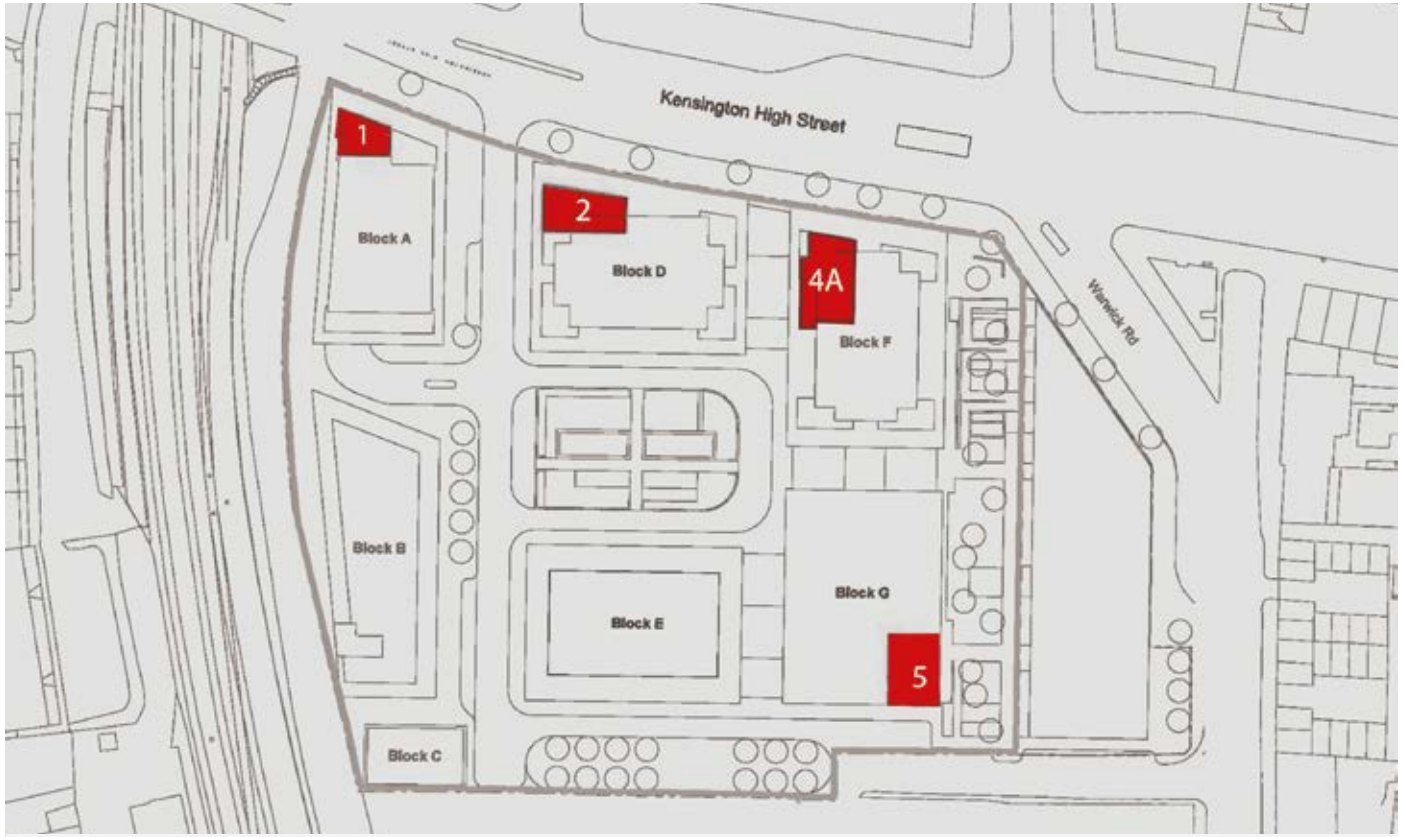
Tel: 020 7563 1000 Ref: Peter Richards

Email: [prichards@brecher.co.uk](mailto:prichards@brecher.co.uk)

For legal documents, please refer to page 8 in the main catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page in the main catalogue**

Location Plan for each unit:



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885 – Plan not to scale and for identification purposes only.

