

Lot A

13 Pembridge Road, Notting Hill,
London W11 3HG

***Guide: £1,000,000**
In same family ownership for over 50 years
Shop and Vacant Flat
6 week completion



SITUATION

Located in this well known trading position, opposite **Starbucks** and being approx. 150 yards from the junction with Notting Hill Gate which houses various multiple retailers including **M&S Food, Boots** and **Pret A Manger** and Notting Hill Gate Underground Station (Central and District Lines).

Notting Hill is an affluent and highly sought after area located close to Holland Park and Hyde Park in central London.

PROPERTY

A late Victorian terraced building comprising a **Ground Floor Shop** (see Note 1) with internal access to **Offices** on the lower ground floor. In addition, there is a separate front entrance to a **Self-Contained Flat** on the first and second floors which includes gas central heating and a rear terrace with decking.

Refer to the Auctioneers for the floor plans and the video tour of the Flat.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The Shop interconnects with the adjoining Marsh & Parsons branch in Kensington Park Road.

Note 2: There may be potential to add an extra floor at the front of the property, subject to obtaining the necessary consents.



£21,000 p.a. (see Note 3)
Plus Vacant Flat

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

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7563 1552 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Ground Floor	<p>Ground Floor Shop</p> <p>Gross Frontage 14'0" Internal Width 12'5" Shop Depth 22'4" Built Depth 36'0" 2 WCs</p> <p>Lower Ground Offices</p> <p>Area Approx. 406 sq ft</p>	<p>Beldhamland Limited t/a Marsh & Parsons (subsidiary of Dexters London Limited who for Y/E 30.09.23 reported a T/O of £180.9m, a Pre-Tax Profit of £27.7m and Shareholders' Funds of £108.8m) (Dexters have over 80 branches)</p>	<p>25 years from 29th September 1996 (see Note 3)</p>	<p>£21,000 (see Note 3)</p>	<p>FRI (50% service charge, but not in respect of the roofs until they are replaced at the Landlord's cost).</p>
First & Second Floor Flat	<p>First Floor</p> <p>Bedroom 9'8" x 7'10" with ensuite Bathroom/WC</p> <p>Second Floor</p> <p>Living Room 14'6" x 13'6" Kitchen 10'4" x 7'5" Rear Terrace 17'6" x 9'7"</p> <p>GIA Approx. 475 sq ft plus Rear Terrace</p>			<p>VACANT</p>	

Note 3: The lessees are holding over. The Freeholders have served a section 25 Notice on Beldhamland Limited offering a new lease at £59,000 p.a. The lessees responded with an offer of £38,920 p.a. Terms were agreed, subject to contract, for a new lease to be in the name of Dexters London Limited at a rent of £42,000 p.a. – copy Heads of Terms are available from the Auctioneers.

Total: £21,000 (see Note 3) plus Vacant Flat