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 Circle & 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.

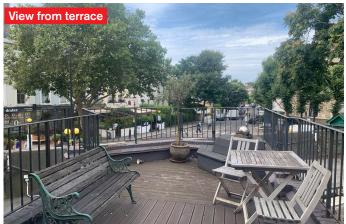
Refer to the Auctioneers for the floor plans and the video tour of the Flat.

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

Vendor's Solicitors

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



TENANCIES & ACCOMMODATION

Property	Accommodation	n	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Ground Floor	Ground Floor S Gross Frontage Internal Width Shop Depth Built Depth 2 WCs Lower Ground Area	14'0" 12'5" 22'4" 36'0"	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)	25 years from 29th September 1996 (see Note 3)	£21,000 (see Note 3)	FRI (50% service charge but not in respect of the roofs until they are replaced at the Landlord's cost).
First & Second Floor Flat	First Floor Bedroom with ensuite Batl Second Floor Living Room Kitchen Rear Terrace	9'8" × 7'10" hroom/WC 14'6" × 13'6" 10'4" × 7'5" 17'6" × 9'7"			VACANT	
		Approx. 475 sq ft olus Rear Terrace				

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

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