



**Attractive Lock-up Shop
Situated Within a Short walk of Portobello Road
For Sale or To Let**



**24 All Saints Road
London W11**

Location

The premises are situated on the eastern side of All Saints Road, a short distance north of its junction with Lancaster Road, and within a few minutes' walk of Portobello Road.

Description

The premises comprise an A1 (Retail) ground floor, lock-up shop with an attractive frontage, good natural light and very good ceiling height. The shop currently trades as The Arbras Gallery.

Accommodation

Retail Sales Area 377 sq ft

Amenities Include:

- Approx 11' ceiling height
- Electric wall heater
- W.C. accommodation
- Wood floor

Tenure

Leasehold

Lease Terms

A new lease for an initial term of 3-5 years with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 pt 2.

Rent

£28,000 per annum exclusive

or

Sale of Long Lease

Our clients would also consider selling their long lease of the ground floor which has approximately 120 years remaining of a 125 year lease (as at 2019).

Price

£550,000 subject to contract

Rateable Value

£17,000

Rates Payable

£8347.00 (nb we understand this property is eligible for small business rate relief and retail discount which could reduce the rates payable by approximately one third)

We strongly advise that you verify these figures with the Business Rates Department of the Royal Borough of Kensington & Chelsea

Possession

Full vacant possession immediate upon completion of legal formalities

Viewing

Strictly by appointment with **Roger Painter & Co on 020 7368 3336**

These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.