



Investment/Development Opportunity
Ground Floor and Basement Shop
Formerly with (now lapsed) Planning Consent to Create a
Basement Residential Flat
For Sale as a Whole or as Individual Floors
New Long Lease(s) Available



13 All Saints Road
London W11

Location

The premises are situated on the western side of All Saints Road, between its junctions with Westbourne Park Road and Lancaster Road and within a few minutes' walk of Portobello Road.

Description

The premises currently comprise a ground floor, lock-up shop and basement with A1/E(retail) Use and with an attractive frontage, good natural light and very good ceiling height. The premises have traded as 'Portobello Music' for many years.

Accommodation

Ground Floor	410 sq. ft (net) approx.
Basement	426 sq. ft (net) approx.

Total **836 sq. ft (net) approx.**

Planning

Planning was granted for the conversion of the basement into a one bedroom residential flat with rear external patio. Access would be via a new, external staircase to be installed in front of the ground floor shop which will require work to the existing shop frontage. The total area of the flat would be approximately 50 sq. m., not including under pavement arches with an outside patio of approximately 12.6 sq. m.

NB We understand the above planning consent lapsed in October 2022 and that it is our client's intention to re-apply.

Amenities Include:

- Good ceiling height
- Kitchenette
- Wood floor

Tenure

The property is being sold with the benefit of the existing lease which is for a term of 120 years from the 29th September 1981.

Separate new 180 year leases may be available in respect of the ground floor shop and the basement, subject to agreeing a premium with the freeholders for the extension of the leases, which we understand they are agreeable to in principle.

Price

Ground Floor Shop only: **£450,000, subject to contract**

Shop and Basement previously with planning consent (now lapsed) for use of the basement as a residential flat: **£725,000, subject to contract**

Possible Lease-back

Our clients would consider remaining in occupation for a term by negotiation and would be prepared to sign a lease contracted out of the 1954 Landlord & Tenant Act, pt. 2 at an annual rent to be agreed and subject to a tenant's right to break, enabling them to vacate at no less than 6 months' notice.

Rateable Value

To be re-assessed (RBKC)

Energy Performance Certificate (EPC)

An EPC has been prepared and the premises has a rating of 79 - Band D.

Possession

Full vacant possession available immediate upon completion of legal formalities

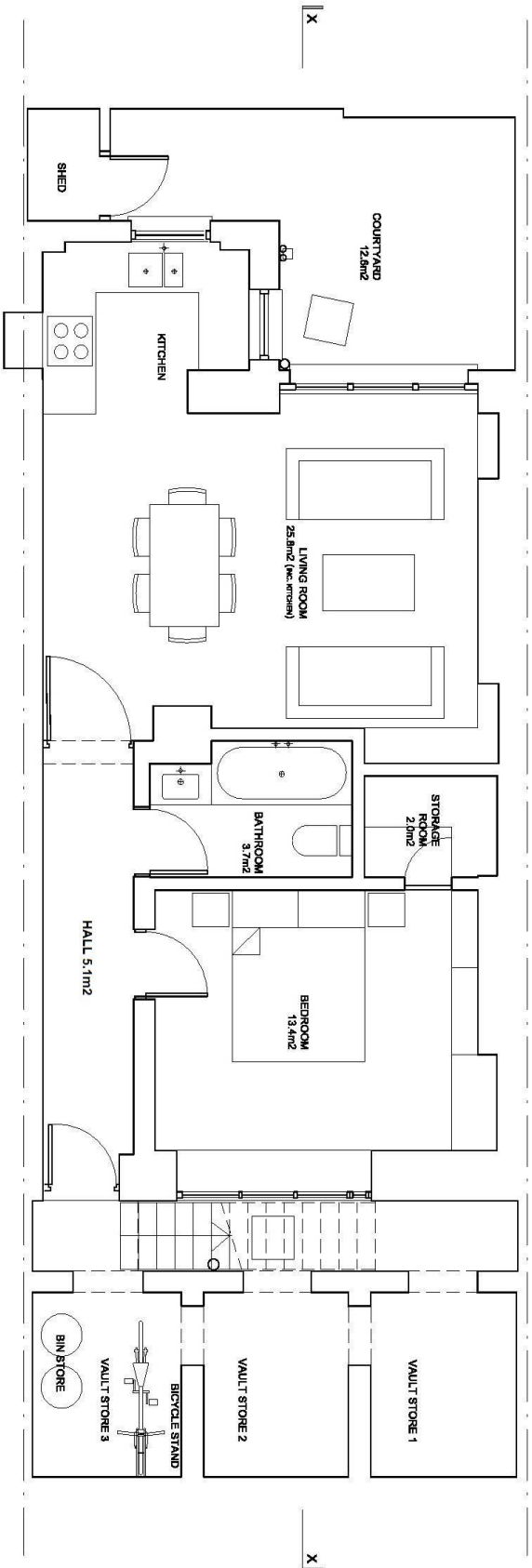
Viewing

Strictly by appointment with **Roger Painter & Co on 020 7368 333**



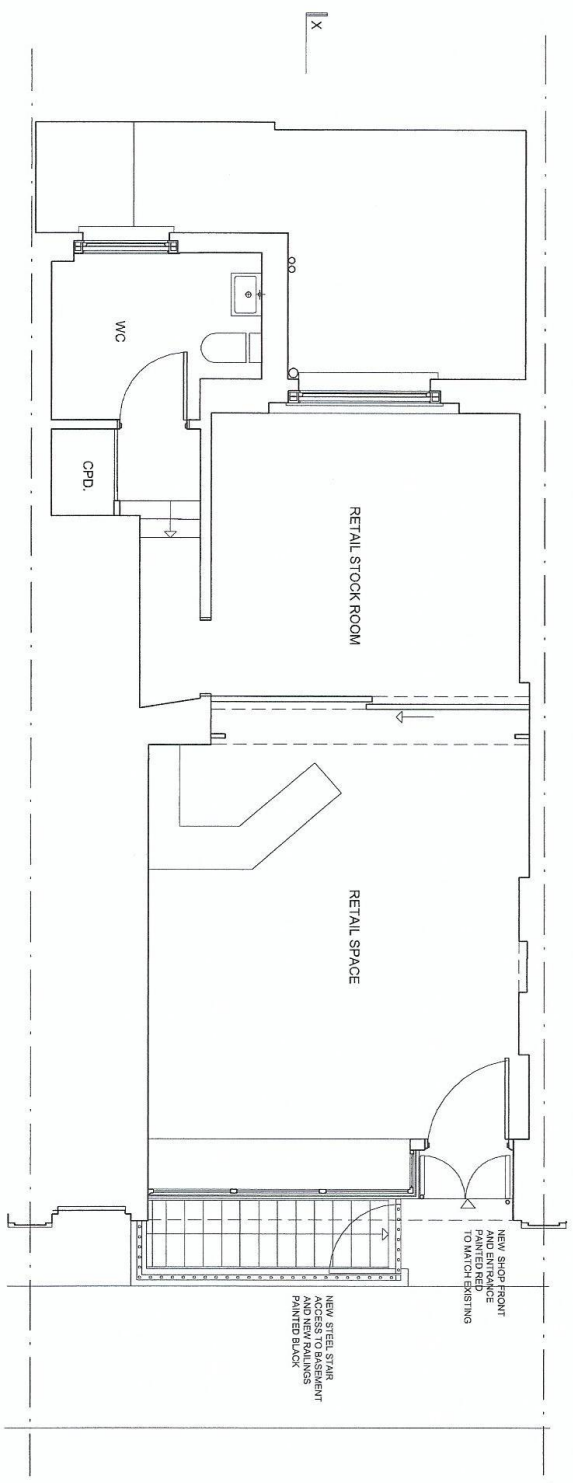


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REV	DATE	REV	DATE

MPH ARCHITECTS	PROJECT 13 All Saints Road W11 1 HA	1:50 @ A3	12/2017	REV
	MPH, MENNS HOUSE 84 BECKLOW ROAD LONDON W12 8JU	DATE		
	TEL: 02087428324 M: 07808 078534	141/P/06		
	EMAIL: MAIL@MPHARCHITECTS.CO.UK	BASE STATUS		
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		PLANNING		



REV	DATE	REV	DATE

MPH: MENUS HOUSE 84 BECKLOW ROAD LONDON W12 8HJ	PROJECT: 13 All Saints Road W11 1 HA	1:50 @ A3	12/2017	REV
TEL: 02087429241 M: 07808 078534	DATE	141 / P / 07		
EMAIL: MAIL@MPHARCHITECTS.CO.UK	PROPOSED GROUND FLOOR PLAN PLANNING			
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