



**Investment/Development Opportunity**

**Ground Floor and Basement Shop**

**with 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.
<b>Total</b>	<b>836 sq. ft (net) approx.</b>

## Planning

Planning has recently been 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.

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 29<sup>th</sup> September 1981.

Separate new 120-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** with the benefit of planning consent 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

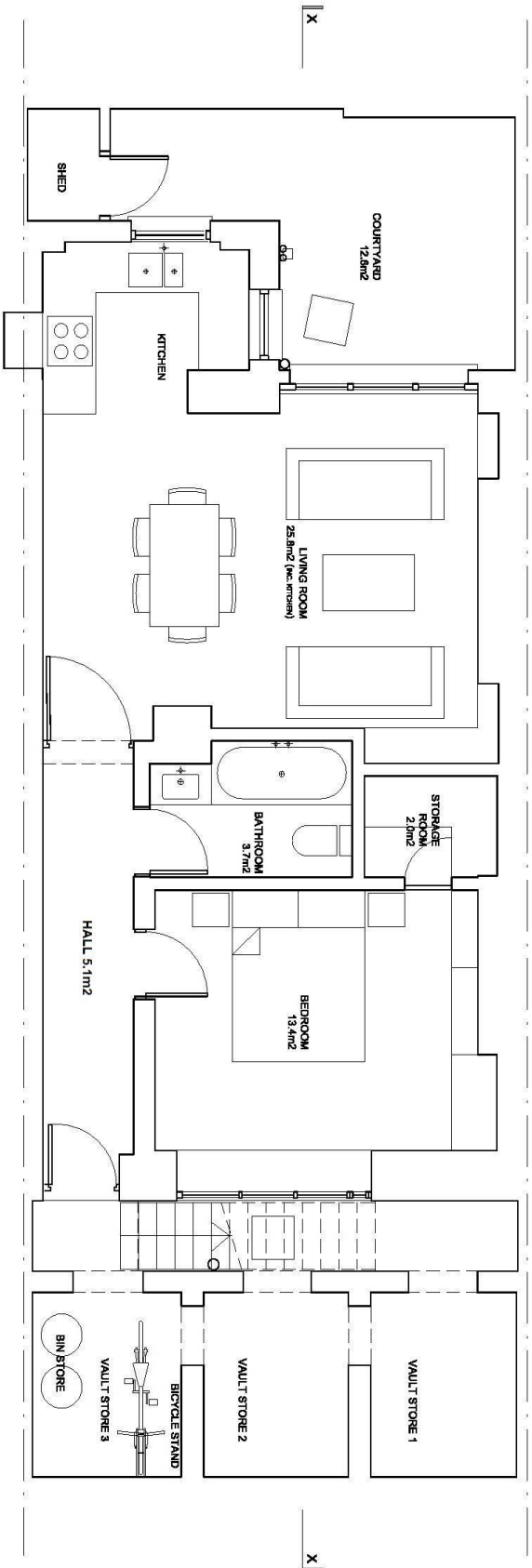
## Viewing

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



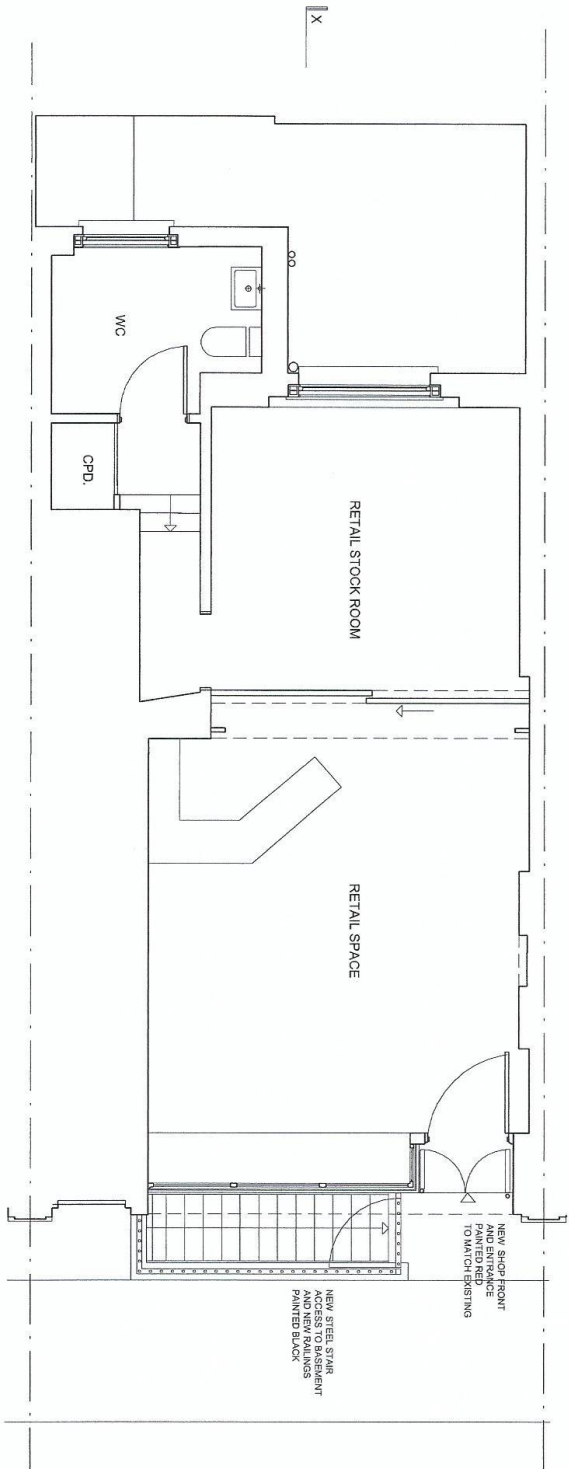




REV	DATE	REV	DATE

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	PROPOSED BASEMENT PLAN		
	EMAIL: MAIL@MPHARCHITECTS.CO.UK	DATE	14/1/P/06	REV
	DO NOT SCALE. THIS DRAWING TO BE USED IN CONNECTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. ANY DIMENSIONS TO BE INCLUSIVE TO THE ATTENTION OF THE ARCHITECT	BASE STATUS PLANNING		



REV	DATE	REV	DATE

MPH: MENVS HOUSE 84 BECKLOW ROAD LONDON W12 8HJ	PROJECT: 13 All Saints Road W11 1 HA	1:50 @ A3	12/2017	REV
TEL: 0208742924   M: 07808 07854	DATE	141 / P / 07		-
EMAIL: MAIL@MPHARCHITECTS.CO.UK	PROPOSED GROUND FLOOR PLAN PLANNING			
<small>DO NOT SCALE. INFORMATION SUPPLIED IS FOR INFORMATION ONLY. CONSULT THE ARCHITECT FOR ALL DIMENSIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.</small>				

**M P H ARCHITECTS**