

## Ground Floor and Basement Lock-up Shop Close to Portobello Road For Sale or To Let



**3 All Saints Road  
London  
W11**

### **Location**

The premises are situated on the western side of All Saints Road, just north of its junction with Westbourne Park Road and close to several well-known restaurants and in the middle of what is becoming an increasingly popular retail parade.

### **Description**

The premises comprise a ground floor and basement lock-up shop. The premises could be suitable for a variety of retail or office uses.

### **Accommodation**

|                   |   |
|-------------------|---|
| Ground Floor Shop | 334 sq. ft. approx.                     |
| Basement          | 436 sq. ft. approx.                     |
| <b>Total</b>      | <b>770 sq. ft (71.54 sq. m) approx.</b> |

### **Amenities Include:**

- Male and Female Ground Floor WC accommodation
- Basement with small external area and natural light

**Tenure**

Leasehold – the clients are prepared to sell their long lease which is for 120 years from 29<sup>th</sup> September 1981 **or** may consider letting the property on a new lease for a term by arrangement with both parties to contract out of the Landlord and Tenant Act 1954 part 2 i.e., without the automatic right to renew.

**For Sale:** £650,000 (six hundred and fifty thousand pounds)

**or**

**To Let:** £40,000 per annum exclusive

**Rateable Value**

Ground Floor £21,500 RBKC

Basement £5,200 RBKC

**Rates Payable**

Ground Floor £11,008.00 (for year ending 31/3/23)

Basement £2594.80 (for year ending 31/3/23)

**NB We strongly recommend you verify the above figures with the Business Rates dept of the RBKC.**

**Legal Costs**

Each party is to bear their own legal costs

**Possession**

Full vacant possession immediate upon completion of legal formalities

**Viewing**

Strictly by appointment with the sole agents **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.