



SITUATION

Located near to the junction with Harrow Road and Ladbroke Grove within this retail thoroughfare amongst a host of independent traders and only a few minutes walk from Kensal Green Station (Bakerloo, Mildmay and Lioness Line).

Kensal Green is a sought-after location with excellent transport links and being less than 4 miles north-west of Central London, 1 mile north of Notting Hill and 1 mile west of Maida Vale.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Take Away	Gross Frontage 27' 10" Internal Width 21' 10" widening at rear to 29' 4" Shop Depth 34' 0" Built Depth 40' 0" WC	M. M. Tarar (with Guarantor) (t/a East Ocean Chinese & Thai Take-Away)	16 years from 9th July 2025	£30,000	FRI Rent Reviews 2029 & 4 yearly. £15,000 Rent Deposit held.
First Floor Flat	Not inspected		999 years from completion	Peppercorn	FRI
				Total: £30,000	

PROPERTY

A mid terraced building comprising a **Ground Floor Take Away** with separate front access to a **Self-Contained Flat** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

£30,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

The GPT Law Practice
Tel: 020 8904 6495 Ref: Ashwin Patel
Email: ashwin@gptlawpractice.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

