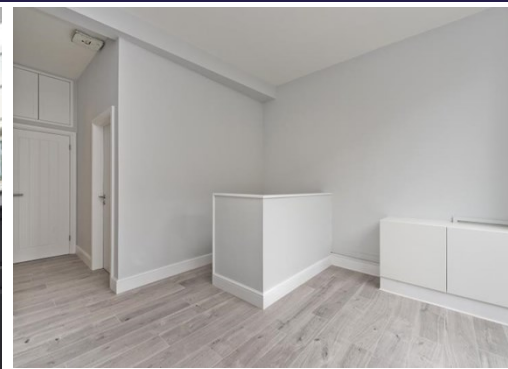


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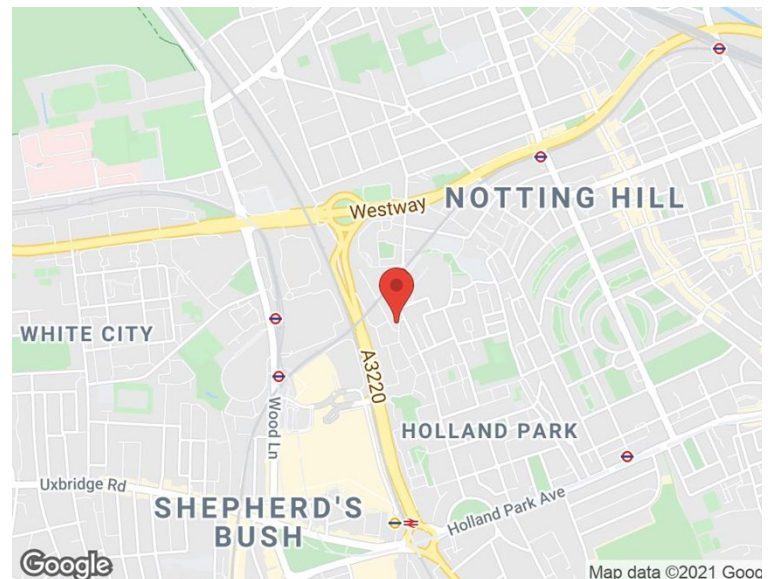
3 Bramley Road North Kensington, London, W10 6SZ

INVESTMENT OPPORTUNITY - A GROUND FLOOR & BASEMENT SHOP / OFFICE PREMISES IN NOTTINGDALE CLOSE TO HOLLAND PARK - ERV £22,000 PAX

FOR SALE

Area: 652.00 FT² (60.57M²) | Offers in excess of £395,000 STC |

- Fully glazed frontage
- White box finish
- Laminate flooring
- Gas boiler
- Kitchenette
- W/C





3 Bramley Road North Kensington, London, W10 6SZ

LOCATION:

The premises is situated on the westerly side of Bramley Road, adjacent to the junction with St. Anns Road. Other local businesses include The Phoenix Brewery, Jam Jar Investments, Winsor & Newton, Talk Talk Head Office, Monsoon Accessorize, Audley Travel, Five Guys, Frestonian Gallery and The Garden Bar. Public transport is accessed via Latimer Road tube station (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises (use class E) has a fully glazed frontage leading to an open plan reception area / office, with a separate private office to the back of the building. The lower ground floor is arranged with three separate office / treatment / storage rooms, a kitchen, W/C and emergency exit to the rear.

The upper parts comprise a residential triplex which is sold off on a long lease and form no part of a sale or letting.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	315.00	29.26
Lower Ground Floor	337.00	31.31
TOTAL	652.00FT²	60.57M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

PRICE: £395,000.00

SERVICE CHARGE: TBC

POSSESSION: Immediately on completion of legal formalities

VAT: Not elected for VAT

RATES:

Rateable Value £9,100 per annum / Rates Payable £4,540.90 per annum // NB - We strongly advise that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828

LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

Available upon request.

CONTACT:

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