

Kensington W14

Long Leasehold Medical Investment For Sale

2,093 sq ft GIA 194.6 sq m



Ground floor and basement, 7 Russell Gardens W14 8EZ

Situation & Location

The property is situated on the the southern side of **Russell Gardens**, close to the junction with **Holland Road**. It thus lies on the borders of **Kensington** and **Holland Park**, and serves a densely populated and highly affluent residential area. The amenities of **Kensington High Street** and **Westfield London** are nearby, as is **Holland Park** itself. The current redevelopment of the **Olympia** Complex will greatly to add to the office, hotel, leisure and restaurant offerings in this location. **Olympia overground** station is close by, and the **Central Line** is within easy reach at both **Shepherds Bush** and **Holland Park stations**. Please see location plan below.

Description & Accommodation

The property comprises a self-contained medical clinic planned on basement and ground floor providing accommodation with the following approximate net internal floor areas (floor plans available on request):-

Ground Floor

Reception	450 sq ft	41.8 sq m
Rear offices (subdivided x 2)	283 sq ft	26.3 sq m

Basement

Treatment Room	283 sq ft	26.3 sq m
Kitchen	75 sq ft	7 sq m
Store	78 sq ft	7.2 sq m
Office/store	465 sq ft	43.2 sq m

Amenities Male and Female WC's; Kitchen; Two Showers; Entryphone; Electric Heaters;

Tenure Held under an effectively full repairing and insuring lease with a term of 125 years from Sept 2014 (117 years unexpired) at a ground rent of £100 increasing by £100 on each 10th anniversary of the term commencement. Permitted use as health clinic/medical use only

Tenancy Let to W1 Healthcare Services Ltd for a term of 5 years from 19 Jan 2022, on an internal repairing and insuring basis, outside the security of tenure provisions of the Landlord & Tenant Act 1954, with a tenant option to break in Jan 2024. A three month rent deposit is held.

Rent £30,000 per annum rising to £33,000 per annum after third year of term

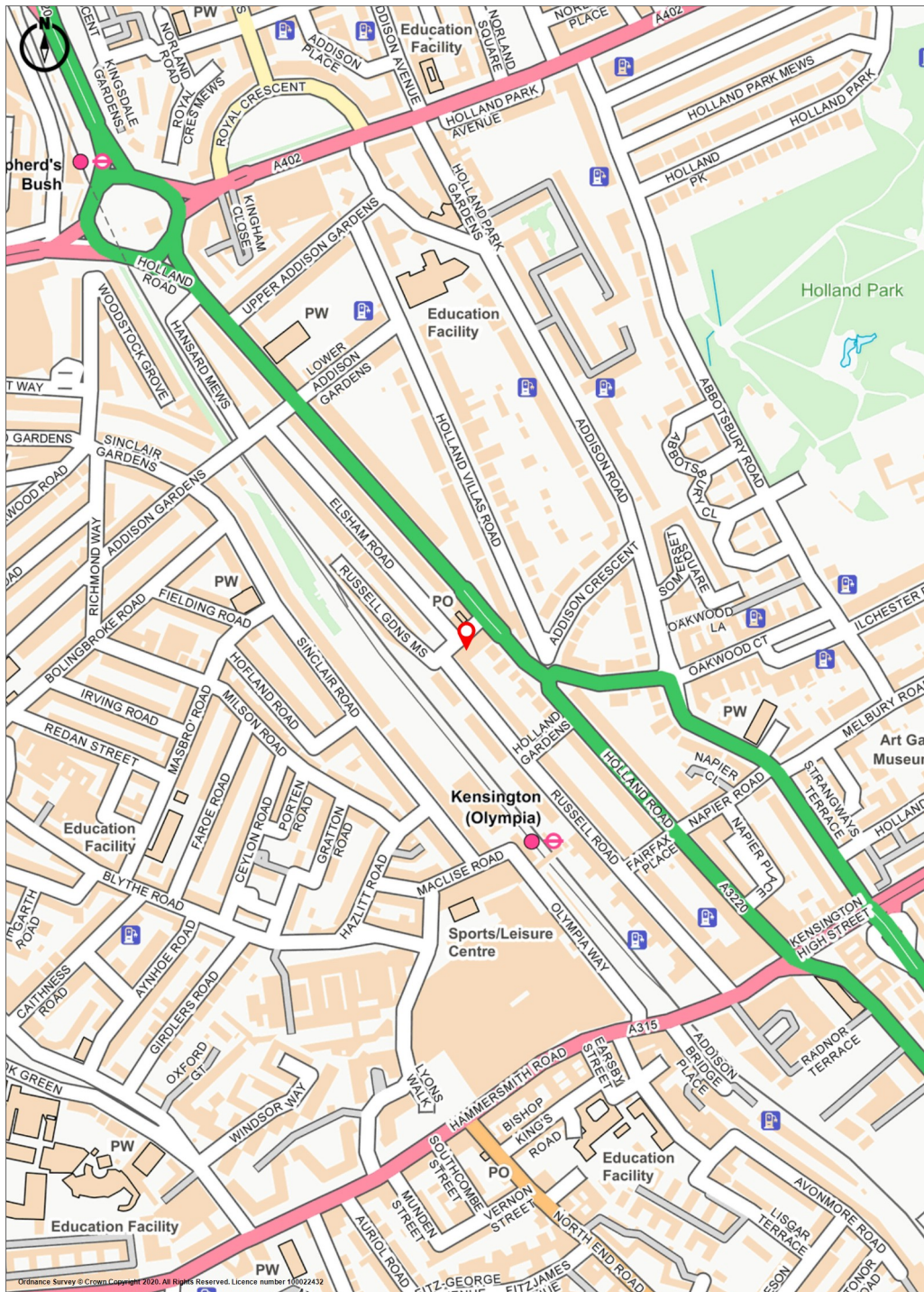
Guide Price **£585,000** to give an initial yield of some **5%** after deducting normal purchase costs

Energy Performance Certificate Energy Rating 31 Band E **VAT** Will not apply

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

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Plotted Scale - 1:8000. Paper Size – A4