



KENSINGTON CHURCH STREET

Located in prime Kensington, this Rare Unbroken Freehold mixed-use investment is coming to the market for the first time in over 100 years.

It comprises one commercial unit and three fully let residential flats. The building is currently underlet, with scope to increase the total income.

Guide Price
£4,500,000

UNBROKEN FREEHOLD

154 Kensington Church Street, London, W8 4BN

Investment Summary

- One of London's most affluent neighbourhoods;
- Unbroken Freehold Mixed Use Investment; comprising one commercial unit and three residential flats; all fully let.
- Total Income currently circa £191,491 per annum;
- Estimated rental value circa £232,000 per annum.
- Total Gross Internal Area of 5,786 sq. ft. (538.47 sq. m.)

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THE BUILDING

The commercial unit is located on the lower ground, ground with a mezzanine. It has currently been arranged as small display areas, but can be opened up into one large space by removing the non-structural walls. The three upper floors are residential, accessed via a separate entrance.

The current owners purchased 154 Kensington Church Street, in May 1920. The family operated the commercial section of the building as an antique furniture shop continuously until 2002, by three successive generations. Since then, it has continued to function as an antique shop.



LOCATION

Kensington, in central west London within the Royal Borough of Kensington and Chelsea, is one of the city's most exclusive and affluent areas, featuring some of its desirable streets and garden squares. It is also a prime shopping destination with designer boutiques and high street stores. The property is situated on the east side of Kensington Church Street, towards the northern end, which links Notting Hill Gate to the north, with Kensington High Street to the south, generating considerable footfall between the two.

The area is well-connected by public transport, with Notting Hill Gate (Central, Circle and District Line) around 0.2km away, and High Street Kensington (Circle and District) around 1km away from the property. Local buses also serve Kensington Church Street, High Street Kensington, and Notting Hill Gate, offering access to surrounding districts and central London.





Existing Rental Values

	Rent (p.c.m)	Rent (p.a)	Rental Term Start Date	Rental Term Expiry Date
Flat 1	£3,300	£39,600	04/05/2018	03/05/2027
Flat 2	£2,626.58	£31,518.96	02/07/2019	05/10/2024
Flat 3	£3,156	£37,872	09/03/2020	08/03/2026
Total	£9,082.58	£108,991		

Estimated Rental Values

	Rent (p.c.m)	Rent (p.a)
Flat 1	£4,000	£48,000
Flat 2	£3,500	£42,000
Flat 3	£3,500	£42,000
Total	£11,000	£132,000

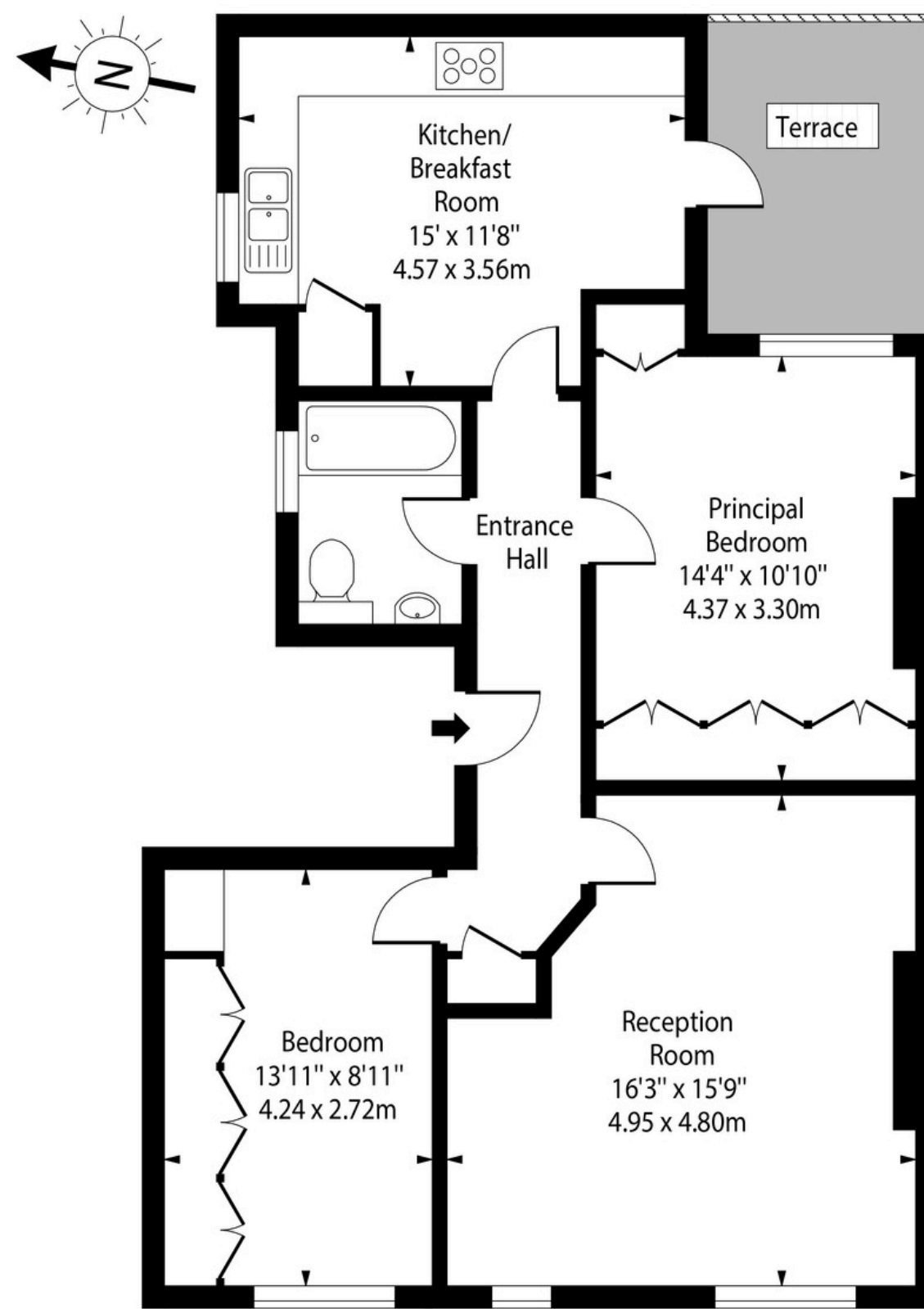
Commercial Lease

Rent (p.a)	Term Expiry Date	Next Rent Review	Estimated Rental Value
£82,500	31/03/2030	25/03/2027	£100,000

Area Breakdown

	Floor Level	Beds	Bath	GIA (sq. ft.)	GIA (sq. m.)
Flat 1	1st	2	1	816	75.81
Flat 2	2nd	2	1	858	79.71
Flat 3	3rd	2	1	867	80.55
Commercial	Lower Ground/ Ground and Mezzanine	N/A	1	3,255	302.40
Total				5,786	538.47

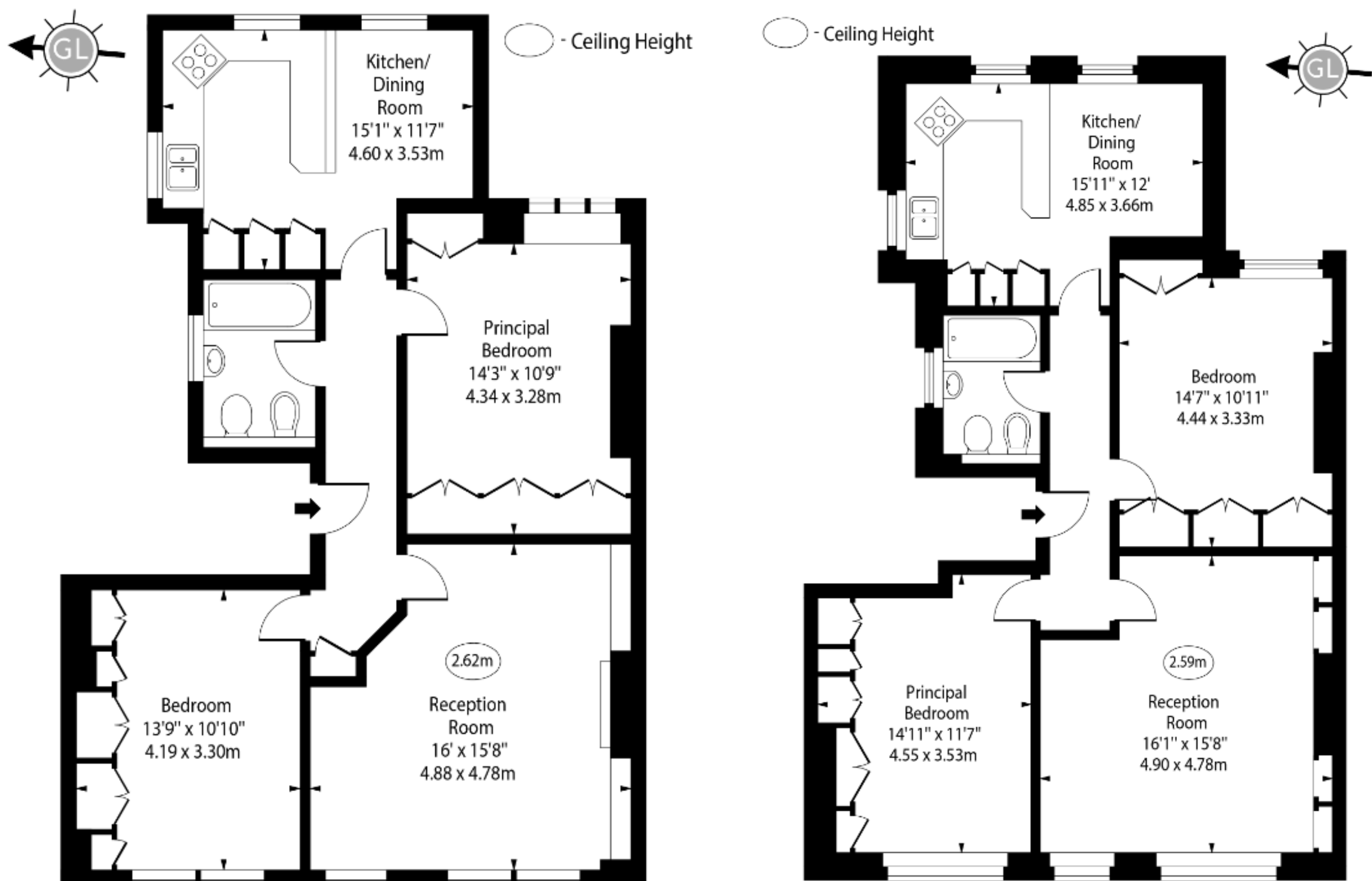




Flat 1

First Floor

816 sq ft (75.81 sq m)



Flat 2

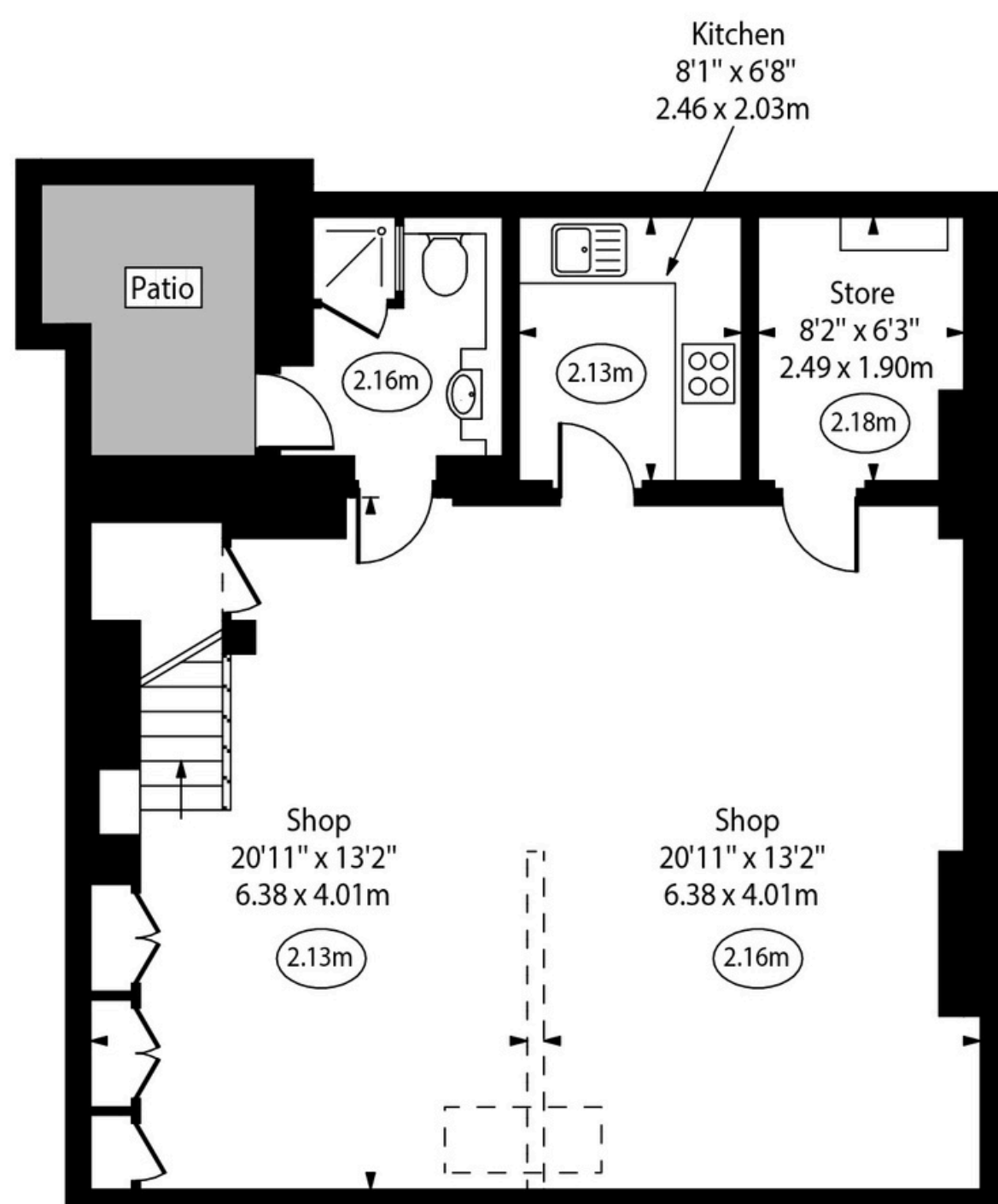
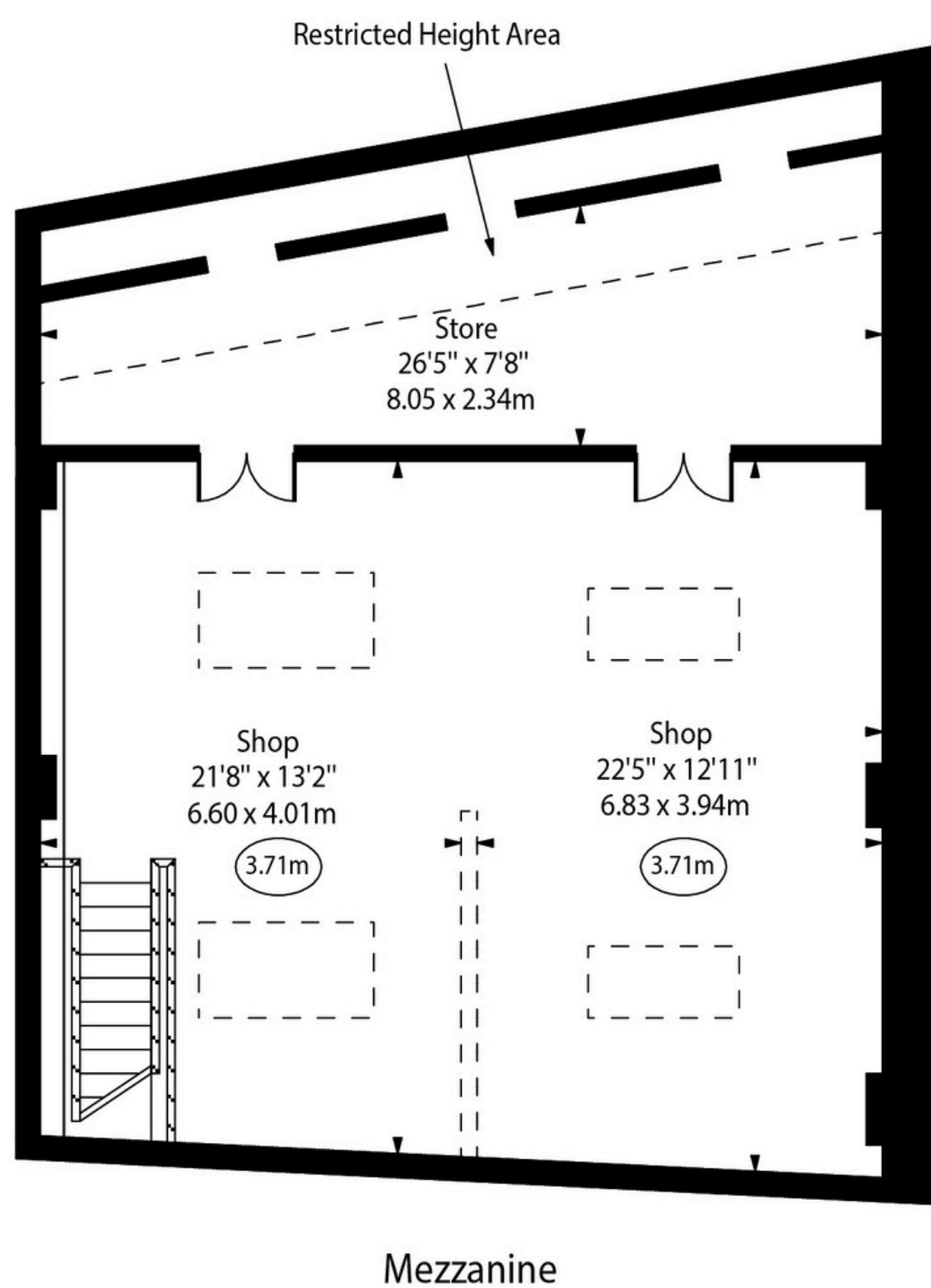
Second Floor

858 sq ft (79.1 sq m)

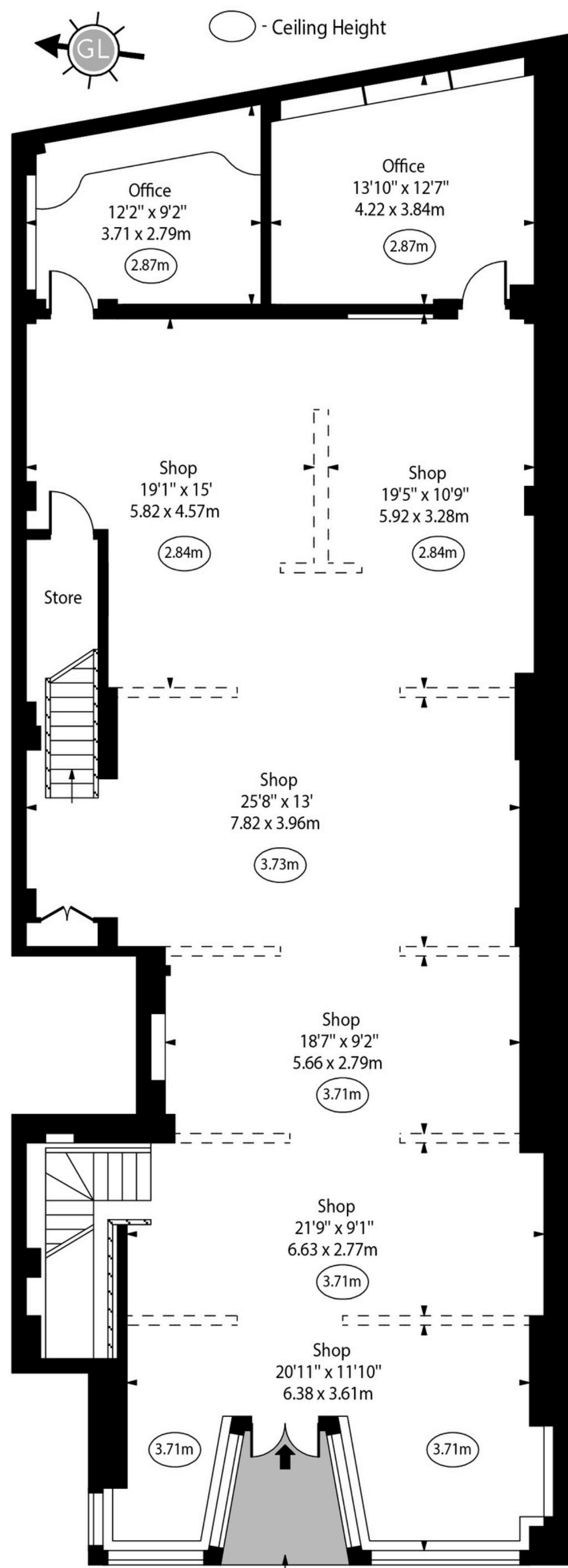
Flat 3

Third Floor

867 sq ft (80.54 sq m)



Lower Ground Floor



Ground Floor

Commercial Unit

--- Non-Structural Walls

Net Internal Area	2,725 sq ft (253.15 sq m)
Approx. Gross Internal Area	3,255 sq ft (302.39 sq m)
Approx. Gross Floor Area Including Restricted Heights	3382 sq ft (314 sq m)

CONTACT US TO DISCUSS FURTHER OR ARRANGE A VIEWING

Viewing days will be held on 17th and 18th September 2024



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