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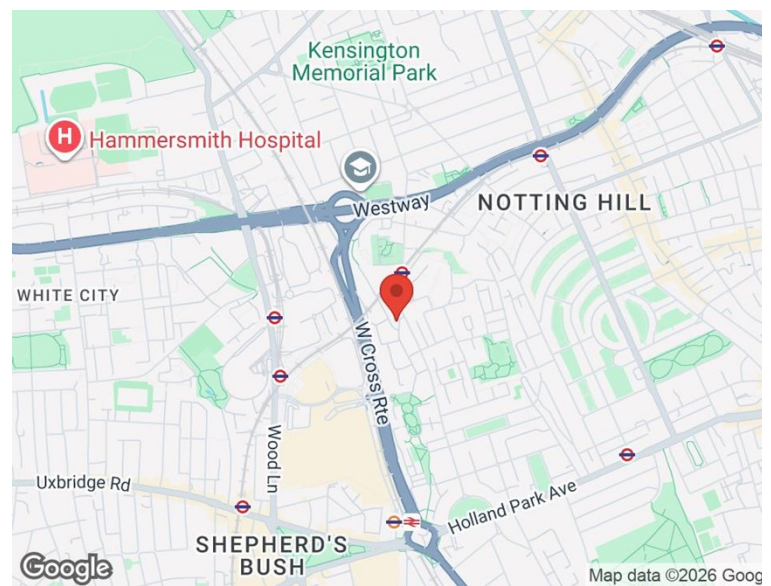
## 3 Bramley Road, London, W10 6SZ

INVESTMENT OPPORTUNITY 5.3% YIELD - A COSMETICS STUDIO CLOSE TO HOLLAND PARK

### FOR SALE

Area: 652.00 FT<sup>2</sup> (60.57M<sup>2</sup>) £415,000 subject to contract

- Fully glazed frontage
- Reception area
- x4 treatment rooms
- Kitchen & W/C
- Very good decorative condition
- Recessed spot lighting
- Smoke Alarm
- Security Alarm





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### 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, Dune Group Head Office, Monsoon Accessorize, LMAX Group HQ, Studio Y by Spacemade, ABASK Homewares Shop, Audley Travel, Breakers Gallery, Frestonian Gallery, Flying Dutchman Bikes West, Wellness 360, Grounds of Arabica (café) 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) occupies the ground floor and basement of a 3 storey, mixed-use, Victorian terraced building. The fully glazed frontage leads to an open plan reception area and treatment room to the rear. The lower ground floor is arranged with 3 further treatment rooms, a kitchen, W/C and emergency exit to the rear.

The premises is decorated in white throughout, with laminate wood flooring and benefiting from recessed spot lighting, a smoke alarm system and a security alarm.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	315.00	29.26
Basement	337.00	31.31
<b>TOTAL</b>	<b>652.00FT<sup>2</sup></b>	<b>60.57M<sup>2</sup></b>

### FLOOR PLAN:

### SALE TERMS:

The premises are sold with the Tenant in occupation and let to Mell Aesthetics Brazilian Clinic, who benefit from an FRI Lease granted outside the Landlord & Tenant Act 1954 for a term of 5 years, Lease commencing in July 2024 and terminating in July 2029. Additionally we understand that the Tenant has the Option to extend the Lease by 2 years at the end of the contracted term. The passing rent is £22,000 per annum, exclusive.

**PRICE:** £415,000.00

**SERVICE CHARGE:** TBC

**POSSESSION:** Sold with the Tenant in occupation.

**VAT:** Not elected for VAT

### CONTACT:

**Justin Knight MRICS**  
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### RATES:

Rateable Value £9,700 per annum / Rates Payable £4,190.40 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.

**Chris Nowlan**  
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