

KENSINGTON FLATS

**Residential Rentals
Block Management
Investments**

24 Thurloe Street, London, SW7 2LT
 Tel: 020 7589 6699 | Email: jeremy@kensingtonflats.com | Fax: 020 7589 6654
www.kensingtonflats.com

INVESTMENTS 2012
**A FEE OF 1% PLUS vat OR BY NEGOTIATION IS REQUIRED ON ALL
 PROPERTIES FOR SALE**

**FREEHOLD BLOCK OF SERVICED APARTMENTS FOR SALE WITH 12
 SHOPS. POTENTIAL PLANNING FOR ADDITIONAL TOP FLOOR
 RESIDENTIAL SUBJECT TO PLANNING.**

Serviced apartments HARRINGTON GARDENS LONDON SW7.

47 apartments 31,200sqft. Plus 1800sqft office (5 bed apartment).

Floor	Apartment Types	Total Number of Flats
First	5 x Studio	11
	3 x 1 Bed	
	3x 2 Bed	
Second	4x Studio	10
	2 x 1 Bed	
	4 x 2 Bed	
Third	4x Studio	10
	2 x 1 Bed	
	4 x 2 Bed	
Fourth	4x Studio	10
	2 x 1 Bed	
	4 x 2 Bed	
Fifth	4 x 2 Bed	6
	2 x 3 Bed	
Total		47

80-90% occupation. See separate sheets for income estimation.



J.R. FRASER

VAT REG NO. 444 075 165

Outgoings

Rates	£71,394
Electricity	£60,000
Repairs	£5,000
Cleaning	£13,500
Insurance	£20,000
Management Fees	£258,704
Total	£428,598

Commercial units

12 units, 10,730sqft producing approx £211,790.00 per annum.

Roof space

There is a possibility to build two further floors on the roof up to 6000sqft. See separate email.

An existing £25m loan/mortgage can be transferable to the buyer, subject to necessary references, which is 1% above base.

Freehold offers in the region of £49m.

View by appointment only with Kensington Flats.

Fees

Kensington Flats are not retained and will look for a fee of 1% plus VAT from the purchaser. Negotiations to share the fee with in introductory agent will be considered.

Kensington Flats Investment list.

FREEHOLD SERVICE APARTMENT HOUSE FOR SALE.

FRASER PLACE 39B QUEENSGATE GARDENS LONDON SW7 5RR

The above property has been trading as service apartments for some years and we understand are currently vacant. We are seeking a purchaser to introduce to the freeholder and will require an introduction fee as we are not retained. It is prominently situated on the corner of the main Cromwell Road 5 minutes form South Kensington Tube

A fee of 1% plus Vat will be required for a successful introduction.

PARTICULARS

The property was originally refurbished 2 years ago and we understand that the units were rented on a daily rate as service apartments as follows:

22 Studios	£138.00 plus VAT
30 Studios	£153.00 plus VAT
16 1 bed flats	£165.00 plus VAT
30 1 bed flats	£178.00 plus VAT
8 2 bedroom flats	£262.00 plus VAT

Total 106 flats.

The GIA is app. 72000. sq ft.

The NIA is app 50.000 sq ft.

Planning Class use

RV Rates payable.

The property is offered either as an asset purchase of an SPV purchase.

PRICE £42.5 MILLION. (Subject to contract.)

It is essential that any prospective purchaser checks the legal pack and all information including planning. We do not have further information at this time.

Kensington Flats Investment list

Lavender Hill, Battersea, SW11 Freehold £625,000 Fully Let

A Commercial Investment. The residential upper parts of this building are sold off on long leases. The property comprises a Ground & Basement Premises let to a well-known pub operator, running this as a quality bar with catering.

25-year lease from September 2009 at £52,000 pa with 5 year reviews. FR&I.

Oldham, Greater Manchester. Freehold £900,000 Fully Let

A handsome, virtually detached Grade 2 Listed commercial building in a prominent position. Let to HSBC Bank at £55,000 pa for 15 years from 20/6/2008, with 5-year reviews, and with a tenant break option after 10 years. FR&I.

The tenant also has an option to renew the lease for a further 15 years from the end of the term.

Northfield, Birmingham. Freehold OIRO £1,050,000 Fully Let

A Commercial Investment. A 2 storey corner property in prime position let to Lloyds TSB on a new 10 year FR&I Lease at £70,000 pa.

Crown Passage, St James, SW1 Freehold Guide £1.5 million (negotiable)

Vacant Possession. A quaint little Georgian Grade 2 Listed Office building of circa 1,100 sq ft. Fully restored. Might be able to revert to residential, subject to consent.

Windsor. Freehold £1,650,000 Fully Let

An adjoining pair of buildings in the High Street, with the 5 upper flats sold off on long leases. Let to Bang & Olofson (7 years certain) and Aveda. Rental Income £97,500 pa.

West Kensington, SW6 Freehold £1,700,000 Fully Let

A mixed use building, being part commercial and part self-contained Flats, fully Let producing circa £ 120,000 pa.

Ludlow, Shropshire. Leasehold 999 years. OIRO £1,896,000 Fully Let

A Hotel investment let to Travelodge for 25 years from December 2006 at £120,345 pa FR&I with 5-year reviews.

Oakley Square, NW1 Freehold £1,950,000 Fully Let on ASTs.

This excellent high yielding residential building is situated between Euston and Camden, which is a highly sought after letting position. Comprising 10 x completely Self-contained Studio Flats all Let on ASTs and producing approx £ 174,459 pa.

Approx 2,730 sq ft /253 sq ms, with an attractive Garden for the use of the residents and just 2 minutes walk from Mornington Underground Station on the Northern Line.

Bournemouth. Freehold OIRO £2,075,000 Fully Let

A Commercial Investment. This imposing brick and traditional stone building is right in the pedestrianised centre of town. Ground Floor let to Pizza Express for 14 years certain and the upper part to Kings College for 15 years certain, both FR&I with rent reviews.

Approx 7315 sq ft. Total Rent £126,400 pa.

Cheniston Gardens, Kensington, W8 Freehold £2,800,000 Fully Let on ASTs.
This single Terraced building, well modernised, is arranged as 14 Letting Rooms with shared facilities on the 4 upper floors, being an HMO, Plus a Self-contained residential basement Flat of 3 rooms k & b in the basement. Total income £145,000 pa

Richmond TW1 Leasehold 41 years unexpired. Price Circa £ 2,950,000 (being sold in a BVI Company)
Substantial purpose built Serviced Offices building of approx 15,000 sq ft comprising 50 office units of which approx 80% are let. NET Income is approx £260,000 pa. The Freehold is owned by the Crown Estate who has recently declined an offer to sell. Future development potential.

Queensborough Terrace, W2 Freehold £ 3.5 million Fully Let
An HMO Building fully let on ASTs, comprising 20 Studio suites, producing approx £200,000 pa, and having scope for an additional floor, subject to planning.

Cheniston Gardens, Kensington, W8. Freehold £4,750,000 Mainly Let
Two adjoining 5 storey buildings with a total of 30 Letting Rooms plus a 2 bedroom S/C Flat. The buildings are registered HMOs. 18 Rooms are let on ASTs, 3 are Vacant-awaiting modernisation, and 9 are Regulated Tenancies (confined to one building). Income approx £200,000 pa excluding 3 vacant units.

South Hampstead, NW6 Freehold £5 million Fully Let
A substantial detached Villa of approx 10,600 sq ft let to a well-known Nursery School Group. Over £1 million spent on refurbishment at the commencement of the tenancy. Rental £194,000 pa FR&I. Lease 15 years unexpired with 3% minimum Annual compounded increases.

TO VIEW AND RECEIVE FURTHER INFORMATION PLEASE CALL OR EMAIL

Jeremy Fraser 0207 589 6699 jeremy@kensingtonflats.com

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