

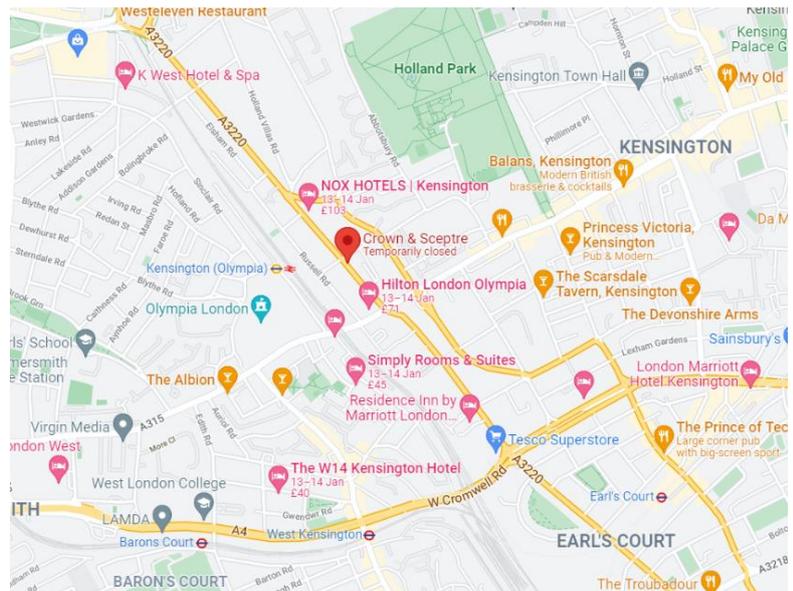


The Crown and Sceptre, 34 Holland Road, Kensington, W14 8BA

Summary

- A 25-year lease tied to Heineken from 2011
- 5 hotel rooms plus managers flat
- Great opportunity to develop current business
- Close to Kensington Olympia

Substantial leasehold offer invited



Viewing is strictly by prior appointment with sole agents
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Location

The Crown & Sceptre is situated in Kensington Olympia, in close proximity to Olympia Exhibition centre.

Kensington High Street, Notting Hill Gate and Westfield shopping centre, are all in easy access to the property.

Description

The Crown and Sceptre is a family-owned gastropub with a boutique hotel above providing 5 en-suite rooms which are light and spacious with high ceilings.

A furnished and spacious (650 sq ft) self-contained managers flat, consisting of 2 bedrooms, lounge and kitchen is also included.

Turnover

We are advised by our client turnover is in the region of £900,000pa (premises-Covid).

Use

The premises benefits from A4/Sui generis use.

Tenure

A 25-year lease commencing 29/07/2011
5 yearly rent reviews.

The current passing rent is £60,000 pa with the next review due in July 2026.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £77,500.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents, Davis Coffery Lyons.

