

84 NORTH End Road

London W14 9ES

PRIME MIXED-USE FREEHOLD
INVESTMENT IN WEST KENSINGTON
FREEHOLD FOR SALE

RIB

ROBERT IRVING BURNS



EXECUTIVE SUMMARY

- Prime mixed-use freehold investment on North End Road, available for the first time in over 20 years
- Comprising a ground floor retail unit and seven self-contained flats (1 × 1-bed and 6 × 2-beds) extending to approximately 5,541 sq ft (GIA)
- Upper parts let to Anglo American Educational Limited on a new 5-year lease commencing August 2025; tenant has been in occupation since 2015
- Ground floor retail unit let to Momo Salons Ltd on a lease expiring 2033, with a rent review in 2028; tenant has been in occupation since 2013
- Situated directly opposite West Kensington Station (District Line)
- The building is fully let, producing a secure net income of £219,577 per annum
- Offers are invited in excess of £3,450,000 (Three Million Four Hundred And Fifty Thousand Pounds) reflecting a Net Initial Yield of 6.3% (stc)



CONNECTIVITY

North End Road is well served by public transport, with West Brompton (District Line & London Overground), Fulham Broadway (District Line), and West Kensington (District Line) stations all within easy walking distance. Multiple bus routes provide direct services across West and Central London, including Hammersmith, Kensington, Chelsea, and Victoria.

West Brompton additionally offers Overground and National Rail services, with links to Clapham Junction and Watford Junction. For road users, North End Road benefits from excellent access to the A4 and A40, providing direct routes to Central London.



TRAVEL TIMES FROM 84 NORTH END ROAD:



DESCRIPTION

The property comprises a ground-floor retail unit and seven self-contained flats, spanning approximately 4,560 sq ft. The residential units, accessed via a separate entrance, extend from the lower ground to the third floor and offer a mix of one- and two-bedroom apartments, fully refurbished in 2013/14, including a new roof, complete rewiring, rear extension, and high-spec interiors.

The residential element is let on a new 5-year lease to Anglo American Educational Limited, a well-established student accommodation operator with 11 London blocks, the tenant has been in occupation since 2015. The retail unit is let to Momo Salons Ltd on a lease expiring 2033, with a rent review in 2028; the tenant has been in occupation since 2013.

The property generates a combined net income of £219,577 per annum, providing a secure income stream in a prime London location.

TENANCIES

Floor	Name	Start Date	End Date	Rent	Notes
Ground floor	Momo Salons Ltd	07/02/2033	07/02/2033	£21,000	Rent review February 2028
Lower Ground - Third	Anglo American Educational Services Limited	07/08/2030	07/08/2030	£198,577	Rent Rreview August 2027. CPI capped and collared at 2% & 4% pa.
				£219,577	



ACCOMMODATION SCHEDULE

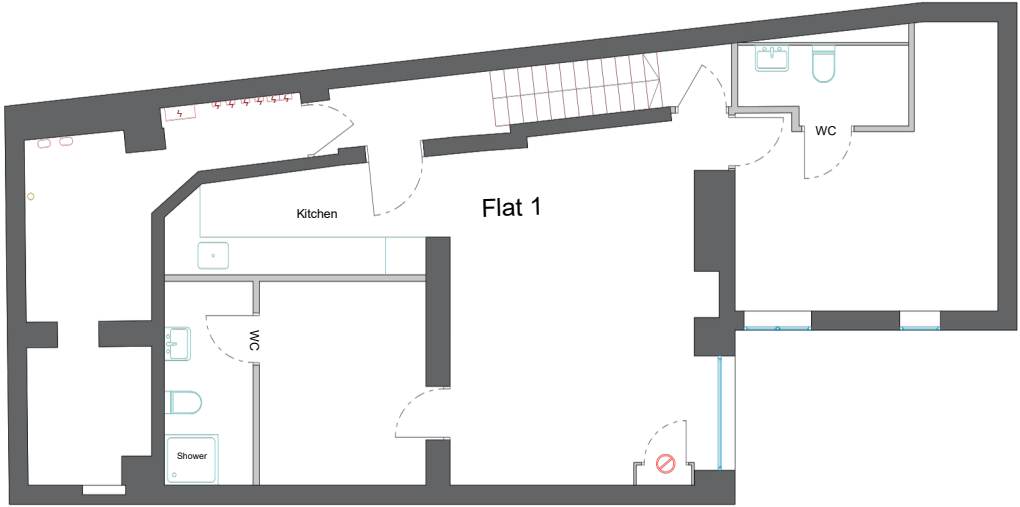


FLOOR	UNIT	TYPE	GIA (SQFT)	GIA (SQM)
Lower ground	Flat 1	2-bed	671	62.3
Ground (rear)	Flat 2	2-bed	794	73.8
Ground (front)	Commercial	Retail	388	36
First	Flat 3	2-bed	825	76.6
First	Flat 4	2-bed	505	46.9
Mid Level	Flat 5	1-bed	411	38.2
Second	Flat 6	2-bed	476	44.2
Third	Flat 7	2-bed	490	45.5
Total Residential (NSA)			4560	423.5
Total Commercial (NIA)			388	36
Total			4,948	459.5

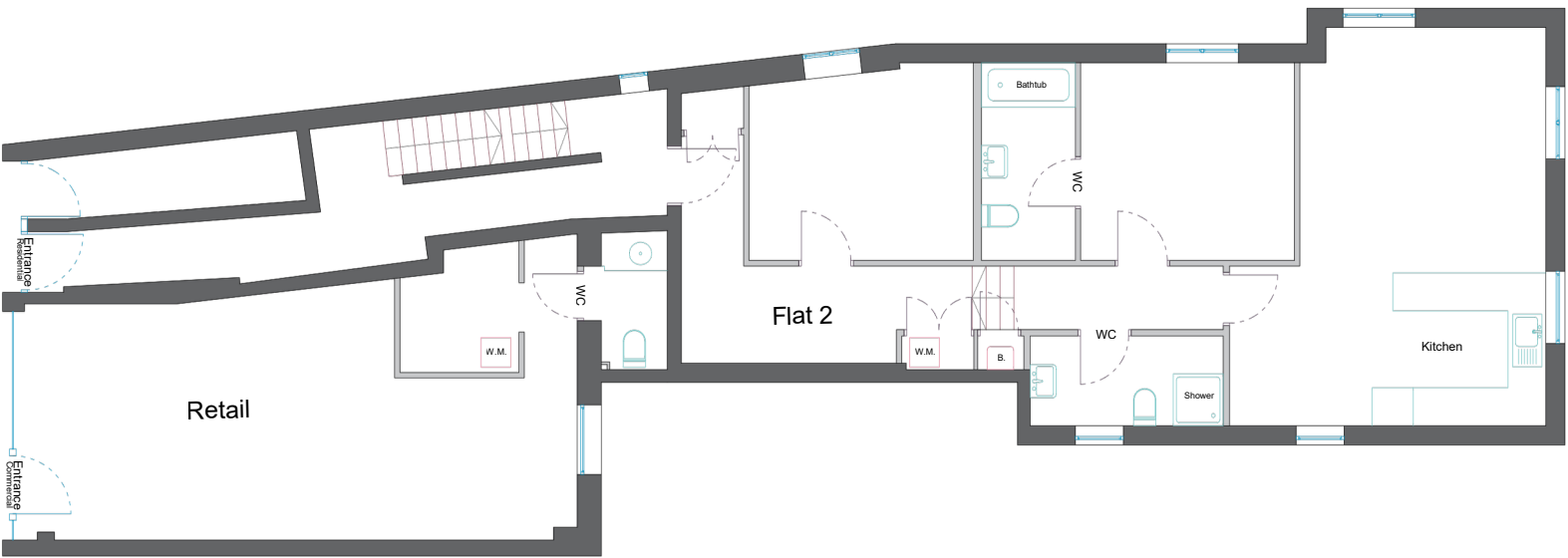
FLOOR	GIA (SQFT)	GIA (SQM)
Lower ground	934	86.8
Ground	1481	137.6
Mid Level	1451	134.8
First	278	25.8
Second	819	76.1
Third	578	53.7
	5541	514.8

FLOOR PLANS

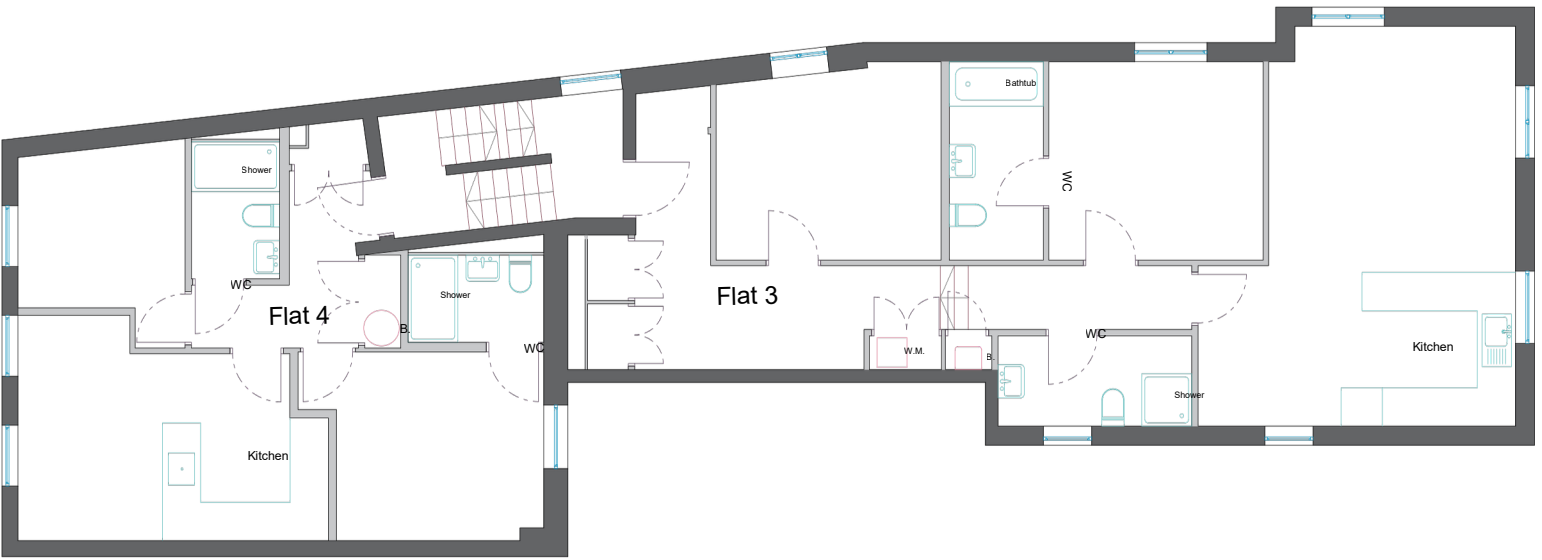
These floor plans are for indicative purposes only and are not to be relied upon.



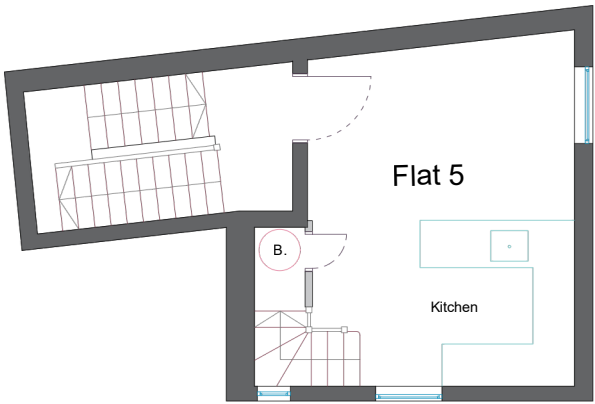
Lower Ground



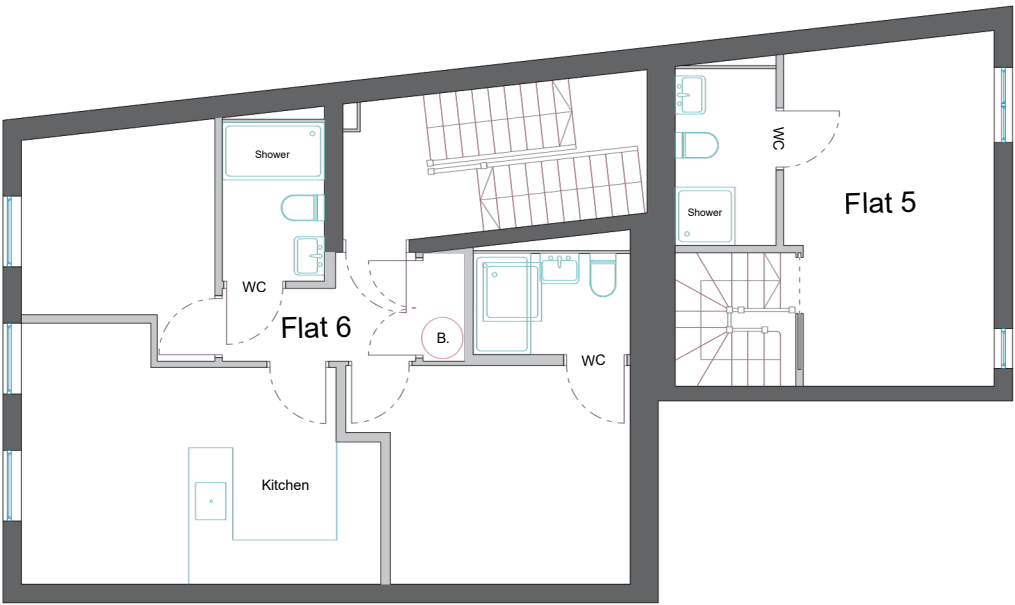
Ground Level



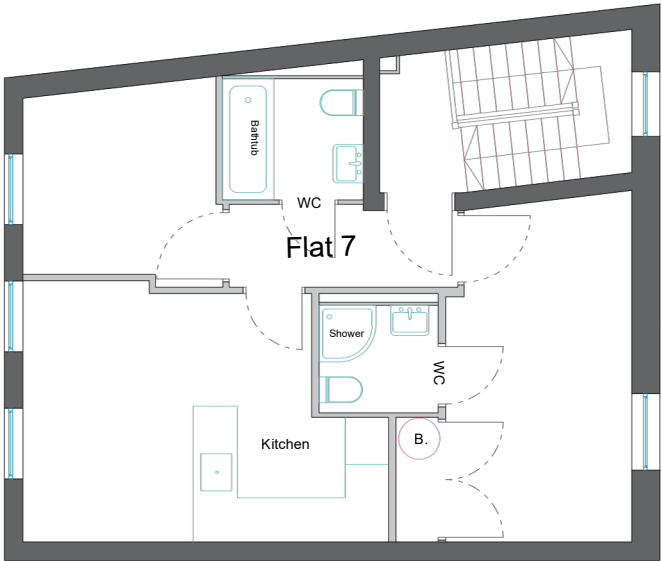
First Level



Mid Level



Second Level



Third Level

PRICE

Offers are invited in excess of £3,450,000 (Three Million Four Hundred And Fifty Thousand Pounds) reflecting a Net Initial Yield of 6.3% (NIY)

TENURE

The property is held Freehold under title number: LN179156.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful standard purchasers will be required to satisfy the Vendor on the source of funds for this acquisition

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2025

● ● ————— W W W . R I B . C O . U K —————

FOR FURTHER INFORMATION CONTACT:

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R I B

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