

London W6

160 Hammersmith Road Hammersmith W6 7JP

On the instructions of A Kisby MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



- **Virtual Freehold Shop Investment**
- **Prominent main road location**
- **Close to Hammersmith Broadway**
- **Reversion December 2018**

Tenure

Long Leasehold. Held for a term of 999 years from 14th June 1979 at a ground rent of £200 per annum which increases every 33 years by £50 per annum.

Location

The London Borough of Hammersmith & Fulham is an affluent London suburb located some 4 miles west of Central London. Hammersmith is a popular retail and office location and also a densely populated

Current Rent Gross Reserved
£16,000 pa

residential area. The area has good communications as the A4 at Hammersmith Broadway provides access to Central London, the M4 Motorway and Heathrow Airport. In addition, Hammersmith Underground Stations, a five minute walk, are served by the District, Piccadilly, Hammersmith & City and Circle Lines.

The property has a prominent frontage on the north side of Hammersmith Road (A315), close to the junction with Rowan Road approximately 450 metres west of Hammersmith Broadway. Office occupiers close by include a variety of local traders.

Seller's Solicitor

Chris Wright, Brecher.
Tel: 0207 563 1000.
E-mail: cwright@brecher.co.uk



Description

The property is arranged on basement and ground floor only to provide a shop unit which forms part of a larger building the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Ground Floor	34.50 sq m	(371 sq ft)
Basement	11.20 sq m	(121 sq ft)
Total	45.70 sq m	(492 sq ft)

NB. Areas sourced from www.tax.service.gov.uk



Tenancy

The property is at present let to DAVE WAX TAILORS CO LTD for a term of 5 years from 1st January 2014 at a current rent of £16,000 per annum.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

LOT 123

London SW6

402 Lillie Road Fulham SW6 7PE

- **Leasehold Shop Investment**
- **Prominent position at junction of Lillie Road and Fulham Palace Road**
- **Affluent South West London suburb**
- **Lease expiry 2023**
- **Rent Review September 2018**

Tenure

Leasehold. Held for a term of 99 years from 24th December 2003 (thus having some 85 years unexpired) at a ground rent of a peppercorn.

Location

Fulham is an affluent and fashionable South West London suburb some 5.5 miles west of Central London. Earls Court is some 0.6 miles to the east with Putney approximately 2.5 miles to the south-west.

The property is situated in a prominent position at the junction of Lillie Road and Fulham Palace Road.

Current Gross Rent Reserved
£8,500 pa

Occupiers close by include Shell, Waitrose and a variety of local traders.

Description

The property is arranged on basement and ground floors to provide a lock-up shop with ancillary accommodation to the basement. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Basement	17.56 sq m	(189 sq ft)
Ground Floor	14.86 sq m	(160 sq ft)
Total	32.42 sq m	(349 sq ft)

NB. Areas taken from a Valuation Report.

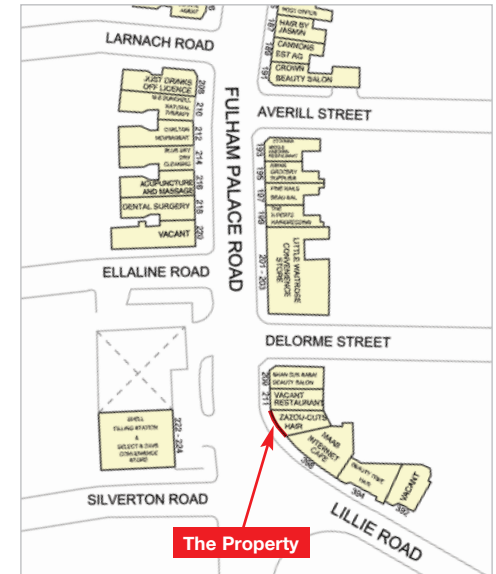
Seller's Solicitor

Sorah Allen, Darlington Hardcastles Solicitors.
Tel: 01923 774272.
E-mail: sorahallen@dhsolicitors.co.uk



Tenancy

The property is at present let to H ZOUANE for a term of 15 years from 29th September 2008 at a current rent of £8,500 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.



VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 114 Band E (Copy available on website).

LOT 124