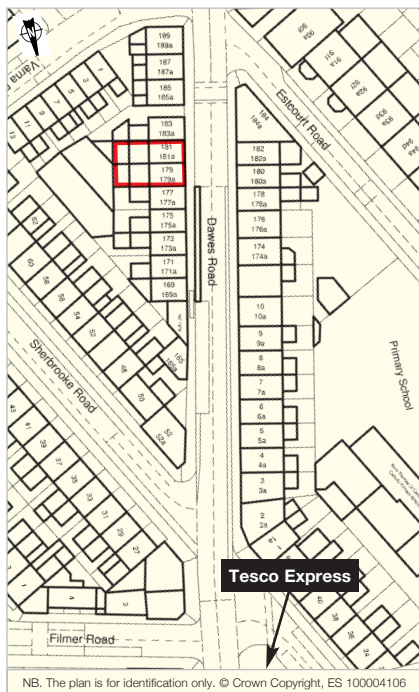


**London SW6**  
**179-181 Dawes Road**  
**Fulham**  
**SW6 7QP**

- **Freehold Shop and Residential Ground Rent Investment**
- Prosperous and popular South West London suburb
- Double shop unit with three flats above sold off
- Close to both Tesco Express and William Hill
- Total Current Rents Reserved **£39,600 pa**



**Tenure**  
Freehold.

**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 on the south side of Dawes Road, near to the junction with Estcourt Road in a mixed commercial and residential area. Munster Road is some 4 minutes' walk to the west and Fulham Broadway Underground Station (District Line) is some 13 minutes' walk to the east. Occupiers close by include Tesco Express, William Hill and a range of local traders.

**Description**

The property is arranged on basement, ground and two upper floors. The ground floor comprises a double shop unit, whilst the upper floors provide three flats which have been sold off on long leases.

**VAT**

Please refer to the Special Conditions of Sale.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease/Licence Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	My Kid Ltd, with personal guarantee (t/a My Kid Atelier) (1)	Ground Floor (2) 107.20 sq m (1,154 sq ft)	Licence for 5 years from 17.02.2017 Mutual rolling break after 2 years	£39,000 p.a.	Reversion 2022
Upper Floors	Individuals (3)	3 x Flats (not inspected)	125 years from 10.11.2010 Rent doubles every 25 years	£600 p.a. (£200 p.a. each)	Reversions 2135

- (1) My Kid Atelier is a creative kids' party planning company and party venue in London. Since opening in a small art and activity centre in Fulham during December 2014, My Kid Atelier has now transformed into a party planning company, planning over 350 childrens' events over the last two years. (Source: [www.mykidatelier.co.uk](http://www.mykidatelier.co.uk))  
 (2) Not inspected by Allsop, areas sourced from VOA website.  
 (3) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

**Total £39,600 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** S Nelken Esq, Freemans Solicitors. Tel: 0207 935 3522 e-mail: [sn@freemanssolicitors.net](mailto:sn@freemanssolicitors.net)