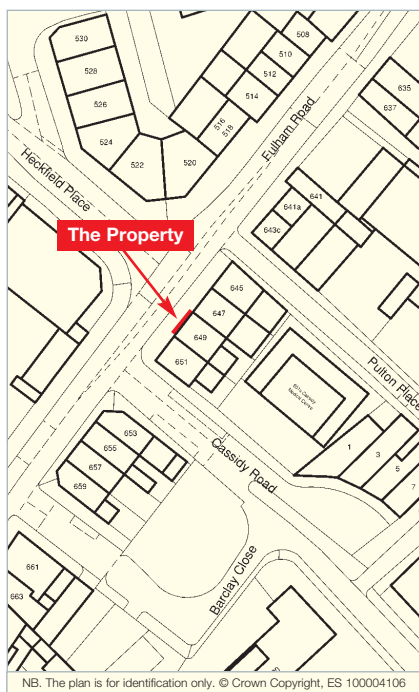


London SW6

649 Fulham Road
Fulham
SW6 5PU

- **Virtual Freehold Shop Investment**
- Located in an affluent and densely populated suburb in South-West London
- Comprises a self-contained ground floor shop unit let on a lease expiring in 2031
- Rent Review 2011 – Notice served at £20,000 per annum
- Current Gross Rent Reserved
£16,000 pa



Tenure

Leasehold. To be offered on a new 999 year lease from completion at a fixed peppercorn rent.

Location

Fulham is a prosperous and fashionable West London neighbourhood situated some 4 miles west of Hyde Park in the Borough of Hammersmith & Fulham. The area is well served by public transport via the Direct Line at the nearby Fulham Broadway and Parsons Green Underground Stations whilst numerous buses pass along the Kings Road, New Kings Road and Fulham Road.

The property is situated on the south side of Fulham Road opposite Heckfield Place a short distance from Fulham Broadway Underground Station and the many leisure and retail amenities.

Occupiers close by include Baskin Robbins (adjacent), The Post Office, Cassidy Medical Centre and a range of local occupiers.

Description

The property is arranged on ground floor only to provide a self-contained shop unit trading as an off-licence. 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:

Gross Frontage	4.85 m	(15' 9")
Net Frontage	4.45 m	(14' 6")
Shop Depth	8.10 m	(26' 55")
Built Depth	14.00 m	(45' 95")
Ground Floor (1)	51.45 sq m	(554 sq ft)

(1) Not inspected by Allsop, areas provided by Joint Auctioneer.

Tenancy

The property is at present let to R U AZIZI & K MAHABULLAH, trading as Fulham Food & Wine, for a term of 25 years from 9th August 2006 at a current rent of £16,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants and provides for rent reviews every fifth year of the term the next review being 9th August 2011. The Vendor has served notice quoting a revised rent of £20,000 per annum.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

To view this property please call Jonathan Wright on 0207 543 6725.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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