

London SW6

Kona Kai Cocktail Bar

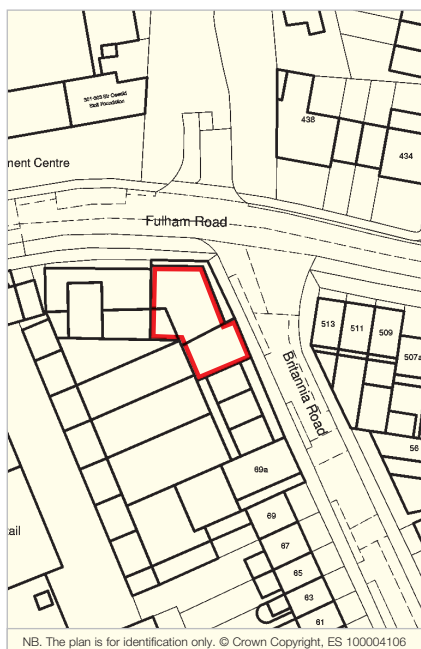
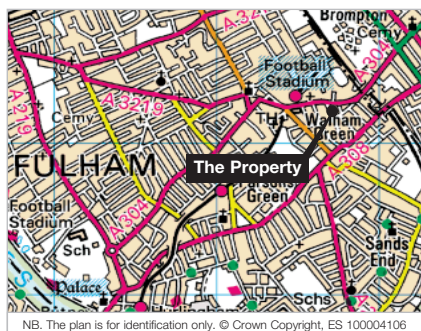
515 Fulham Road

SW6 1HD

- **Freehold Bar Investment**
- Prominent position on Fulham Road opposite Chelsea Football Club
- Let to Enterprise Inns plc on a lease expiring in 2045 (1)
- Fashionable south-west London location
- Close to Fulham Broadway Shopping Centre and Underground Station
- Rent Review 2015
- Current Rent Reserved

£150,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Fulham is a prosperous, fashionable and highly popular south-west inner London suburb bordered by Chelsea to the east, Hammersmith to the north and the River Thames to the south.

The property is situated in a prominent position on the south side of Fulham Road immediately opposite the main entrance to Chelsea Football Club and at the junction with Britannia Road. Fulham Broadway Underground Station (District Line) and Shopping Centre are nearby to the west.

Description

The property is arranged on basement, ground and two upper floors to provide a well fitted out bar on the ground floor with storage/cellarage accommodation in the basement and kitchen and staff ancillary accommodation on the first floor. The second floor provides a managers flat.

The property provides the following accommodation and dimensions:

Basement	155 sq m	(1,668 sq ft)
Ground Floor	216 sq m	(2,325 sq ft)
First Floor	122 sq m	(1,313 sq ft)
Second Floor Residential	122 sq m	(1,313 sq ft)
5 Rooms, Kitchen & Bathroom		
Total	615 sq m	(6,619 sq ft)

NB. Floor Areas are Gross Internal

Tenancy

The entire property is at present let to ENTERPRISE INNS PLC for a term of 35 years from 22nd April 2010 at a current rent of £150,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to break at the end of the 25th year (1). The property is sublet to Apollo Bars Limited.

Tenant Information

For the year ended 30th September 2013, Enterprise Inns plc reported a turnover of £639 million, a pre-loss loss of £42 million and a net worth of £1.046 billion. (Source Experian Riskdisk 18.08.2014) Website Address: (subtenant) www.konakai.co.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 154 Band G (Copy available on website).

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 Jaymini Ghelani, Axiom Stone. Tel: 020 8951 6989 e-mail: jg@axiomstone.co.uk

