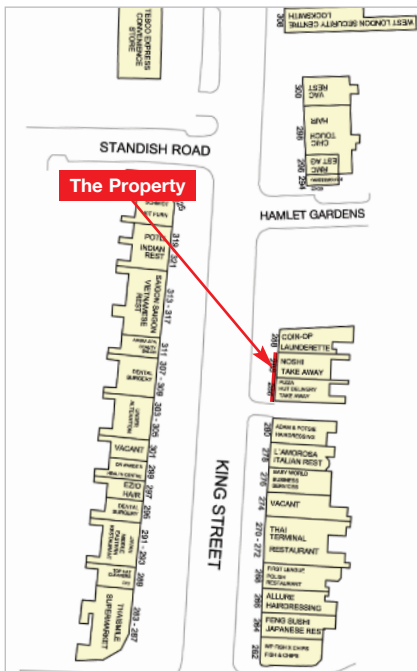
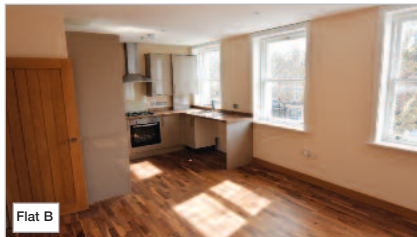


London W6

284/286 King Street Hammersmith W6 0SP

- **Freehold Shop and Residential Investment**
- Comprising two shops and seven flats, five sold off
- Two recently refurbished flats (1 x one bedroom, 1 x two bedroom) to be offered vacant
- Located in prosperous West London Borough
- Established and busy retail parade
- Includes a flat lease with some 71 years unexpired (3)
- Some 300m from Ravenscourt Park Underground Station (District Line)
- Total Current Rents Reserved

£31,975 pa
plus two vacant flats



Tenure

Freehold.

Location

The London Borough of Hammersmith & Fulham is an affluent and popular suburb situated on the A4 between Kensington and Chiswick, some 6 miles west of Central London. To the south of the borough is the River Thames, with Hammersmith Bridge providing a link to Barnes.

The property is located on the north side of King Street, in between its junctions with Ravenscourt Park and Hamlet Gardens. Ravenscourt Park and Stamford Brook Underground stations (both District Line) are within 0.2 miles.

Occupiers close by include Tesco Express, Premier Inn, Smile for Life Dental Clinic and a range of shops, bars and restaurants.

Description

The property is arranged on lower ground, ground, upper ground and three upper floors to provide two shops with No.284 on lower ground, ground and upper ground floors and No.286 on lower ground and ground floors with seven self-contained flats above, five of which have been sold off on long leases. Access to the flats is from a separate entrance on King Street.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Rating 82-53 Bands B-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
284	KMP Taste Limited (t/a Pizza Hut) (1)	Lower Ground Floor Ground Floor Upper Ground Floor Total	23.25 sq m (250 sq ft) 45.70 sq m (492 sq ft) 22.70 sq m (244 sq ft) 91.65 sq m (986 sq ft)	10 years from 19.11.2012 Rent review in 5th year only FR & I	£15,000 p.a. Reversion November 2022
Flat (284)	Individual	Flat (Not inspected by Allsop)	125 years from 24.12.2015	£250 p.a. (doubling every 25 years)	Reversion 2140
286	Cosmos Fine Foods Limited (t/a Noshi Sushi) (2)	Lower Ground Floor Ground Floor Total	10.05 sq m (108 sq ft) 41.40 sq m (446 sq ft) 51.45 sq m (554 sq ft)	12 years from 02.04.2013 Rent review every 5th year FR & I	£16,000 p.a. Rent Review 2018
Flat A	Individuals	Flat (Not inspected by Allsop)	99 years from 24.06.1990 (3)	£125 p.a. rising to £175 p.a. in 2023 and £225 in 2059	Reversion 2089
Flat B	Vacant	Flat – 3 Rooms, Kitchen, Bathroom	51.00 sq m (549 sq ft)		
Flat C	Individual	Flat (Not inspected by Allsop)	125 years from 25.12.2010	£250 p.a. doubling every 25 years	Reversion 2135
Flat D	West London Property Ltd	Flat (Not inspected by Allsop)	125 years from 24.12.2015	£100 p.a. rising to £250 p.a. in 2065	
Flat E	Vacant	Flat – 2 Rooms, Kitchen, Bathroom	33.20 sq m (357 sq ft)		
Flat F	Individual(s)	Flat (Not inspected by Allsop)	125 years from 01.01.2017	£250 p.a. rising to £500 p.a. in 2035, £750 p.a. in 2055, and increasing by £250 p.a. every 25 years thereafter	Reversion 2142

(1) KMP Taste Limited (Pizza Hut franchisee) trades from 28 stores in London and the South East.

(2) www.noshisushi.co.uk

(3) Tenant has served an initial notice pursuant to Section 42 of the Leasehold Reform, Housing & Urban Development Act 1993 on 16th April 2018.

Please refer to the legal pack for further information.

Total £31,975 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 Ms C Otto, Kerman & Co. Tel: 0207 539 7091 e-mail: claudia.otto@kermanco.com

