

London SW6
160 Wandsworth
Bridge Road
Fulham
SW6 2UH

- **Freehold Shop and Residential Ground Rent Investment**
- **Affluent and densely populated South West London suburb**
- **Comprises a shop and maisonette (sold off)**
- **No VAT applicable**
- **2016 Rent Review outstanding (1)**
- **Total Current Rents Reserved**
£29,575 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 and Wandsworth Town 1 mile to the south. Public transport links are excellent, with Parsons Green and Fulham Broadway Underground Stations (District Line) close by, as well as numerous bus routes. Wandsworth Bridge Road (A217) lies just off New King's Road (A308), which connects Fulham to Chelsea/Sloane Square to the east.

The property is prominently situated on a corner position at the junction of Wandsworth Bridge Road and Beltran Road, approximately 500m south of New King's Road.

Occupiers close by include Caffè Nero, John Lewis of Hungerford, Sainsbury's Local and Day Lewis Pharmacy, plus several estate agents, cafés/restaurants and boutiques.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation to the basement. The upper floors comprise a maisonette which is separately accessed from Beltran Road and which has been sold off on a long lease.

VAT

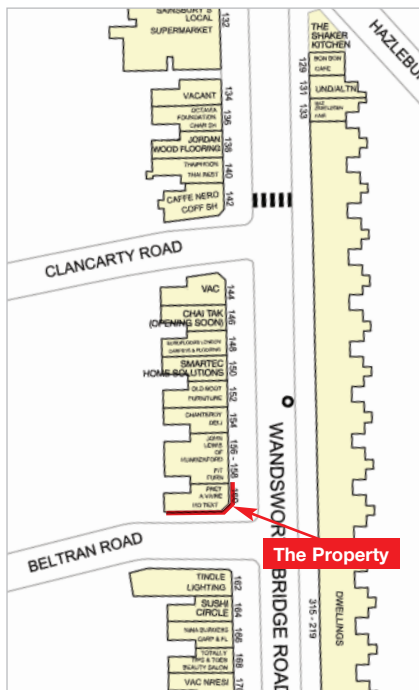
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement	Pret a Vivre Ltd	Gross Frontage (inc. Splay) 6.10 m (20' 0") Net Frontage 3.60 m (11' 10") Return Net Frontage 2.10 m (6' 11") Shop Depth 7.90 m (25' 11") Built Depth 18.10 m (59' 5") Ground Floor 81.10 sq m (873 sq ft) Basement 37.45 sq m (403 sq ft) Total 118.55 sq m (1,276 sq ft)	20 years from 06.07.2000 Rent review every 4th year FR & I	£29,500 p.a.	2016 Rent Review outstanding (1)
Upper Floors	Individual	First and Second Floor – Maisonette	A term of years from 11.08.2010 expiring 28.09.2135	£75 p.a.	Rising to £150 p.a. in 2019

(1) Notice was served by the landlord on 8th February 2016 stating a rent of £37,500 per annum.

Total £29,575 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

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