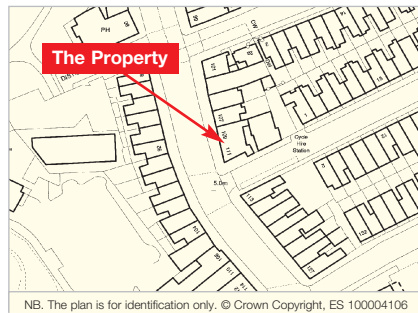


London W6 109-111 Fulham Palace Road, Hammersmith W6 8JA

- **Two Adjoining Freehold Four Storey Buildings**
- 109 Fulham Place Road is internally arranged to provide Ground Floor Retail Premises, Lower Ground Floor Office (Subject to Long Lease) and Office Accommodation above
- 111 Fulham Palace Road is internally arranged to provide Ground Floor Retail Premises (subject to a Commercial Lease) and Self-Contained Four Bedroom Maisonette above (Former HMO Accommodation)
- Planning Permission to convert 109-111 Fulham Palace Road into Four Self-Contained Flats and One Maisonette (decision pending)
- **Total Current Rent Reserved £30,250 per annum from Lower Ground and Ground Floors with Upper Parts Vacant**

EIGHT WEEK COMPLETION AVAILABLE



Seller's Solicitor

Messrs Blake Morgan LLP (Ref: BM).
Tel: 02380 857467.
Email: chris.carr@blakemorgan.co.uk

INVESTMENT/DEVELOPMENT – Two Freehold Buildings with Planning Applications



Tenure
Freehold.

Location

The property is situated on the east side of Fulham Palace Road (A219) at its junction with Biscay Road. The local amenities of both Hammersmith and Fulham are readily available, with the further and more extensive shopping facilities of Kensington High Street also being available to the north-east. Hammersmith Underground Station (Piccadilly, District and Hammersmith & City lines) is approximately 0.2 miles to the north. The nearby A4 provides easy access to the M25 Orbital Motorway. The River Thames is within walking distance to the west.

Description

The property comprises two adjoining terrace buildings arranged over lower ground, ground and two upper floors beneath a pitched roof. The ground floors of both buildings comprise a retail unit, whilst the upper parts of 109 Fulham Palace Road comprise office space arranged over three upper floors and the upper parts of 111 Fulham Palace were previously used to provide HMO accommodation arranged over two upper floors.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: Hammersmith and Fulham.
Tel: 020 8753 1081.
Email: planning@lbhf.gov.uk

109-111 Fulham Palace Road: A planning permission was granted on Monday 17th October 2016 (Application Number: 2016/03771/FUL) for the 'erection of rear roof extensions to No: 109 and 111; change of use of the first and second floors of No: 111 from HMO to 1 x 1 bedroom at first floor and 1 x 3 bedroom at second and third floor levels self-contained residential flats' (Pending Decision).

109 Fulham Palace Road: A planning permission was granted on Monday 17th October 2016 (Application Number: 2016/03795/PD56) for 'change of use from office floorspace (Class B1a) to three residential units (Class C3) on the part ground, first, second and third floors'.

Once both planning permission have been implemented, the total proposed residential accommodation will extend (GIA) to approximately 249.46 sq m (2,685 sq ft).

To View

The property will be open for viewing every Tuesday between 2.45 – 3.15 p.m. and Friday between 2.00 – 2.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Property	Floor	Current Accommodation	Proposed Accomadation	Tenancy	Rent p.a.
109-111 Fulham Palace Road	Lower Ground & Advertising Hoarding	–	–	Each subject to a new lease for a term of 999 years from completion at a current ground rent of £250 p.a. (doubling every 25 years)	£250 p.a.
	Ground Floor	Gross Frontage 13.72 m (45' 0") Net Frontage 11.23 m (36' 10") Gross Return Frontage 5.63 m (18' 6") Net Return Frontage 3.55 m (11' 8")		Subject to a commercial lease for a term of 10 years from 29th January 2014 (next rent review 29th January 2019)	£30,000
109 Fulham Palace Road	First	Three Rooms, Kitchen, Two WCs	Reception Room/Kitchen, Bedroom, Bathroom	Vacant	
	Second	Four Rooms	Reception Room/Kitchen, Two Bedrooms, Bathroom	Vacant	
	Third	Two Rooms	Studio Room, Kitchen, Bathroom	Vacant	
111 Fulham Palace Road	First	Kitchen, Reception Room, Bedroom	Reception Room, Kitchen/Diner, Bedroom, WC	Vacant	
	Second	Three Bedrooms, Shower Room, Two WCs	Two Bedrooms, Bathroom	Vacant	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

Lot 54 - SOLD PRIOR

