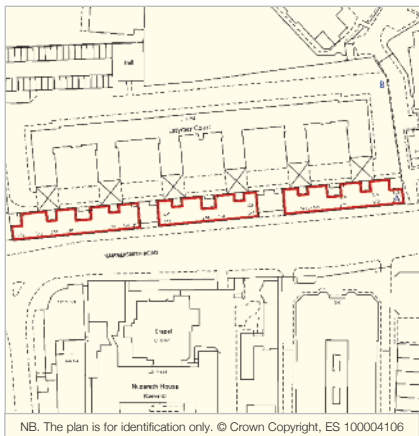


## London W6 102-172 (even numbers) Hammersmith Road, Hammersmith W6 7JP

- **Virtual Freehold Retail Ground Rent Investment with Lease Extension Opportunities**
- A 958 year lease over a parade of 27 shops sublet on 18 leases expiring in 2075 (58 years) and 9 leases expiring in 2975 (958 years)
- Valuable Reversions from 2075 (58 years)
- To be offered as one lot
- Prominent main road location, close to Hammersmith Broadway
- VAT is not applicable
- Total Current Gross Rents Reserved  
**£3,775 pa**



### Tenure

Leasehold. Held for a term of 999 years from 24th June 1976 (thus having some 958 years unexpired) at a peppercorn ground rent.

### Location

The London Borough of Hammersmith & Fulham is an affluent London suburb located some 4 miles west of Central London. Hammersmith is a popular retail and office location and also a densely populated residential area. The area has good communications as the A4 at Hammersmith Broadway provides access to Central London, the M4 Motorway and Heathrow Airport. In addition, Hammersmith Underground Stations, a five minute walk, are served by the District, Piccadilly, Hammersmith & City and Circle Lines.

The property has a prominent frontage on the north side of Hammersmith Road (A315), close to the junction with Rowan Road approximately 450 metres west of Hammersmith Broadway, with Kensington Olympia ½ mile to the east. Hammersmith Bus Station (350 metres to the west) provides access to numerous bus routes across Central London.

Office occupiers close by include L'Oréal, Coca-Cola, UK TV, Liberty Global and Virgin Media. In addition, the property is adjacent to Colet Court offices on one side and Kings House office development on the other, whilst Virgin Active and Novotel are nearby.

### Description

The property comprises a parade of 27 shop units, some of which have been combined to provide double shop units. There are 18 leases, 8 of which comprise double units, which expire in 2075, therefore having 58 years unexpired. The remaining 9 expire in 2975 therefore having 958 years unexpired.

(1) The property forms part of a larger residential block, which does not comprise part of this lot. Although the arrow on the above photograph includes the arched entrance to the flats, these are not included in the sale. Please refer to the legal pack and title plan.

### Investment Rationale

This lot provides the opportunity to capture lease extension premiums on the 18 leases which revert in 2075 whilst offering ground rent income.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see 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** Jeremy Taylor, Blake Morgan. Tel: 0207 814 6854 e-mail: [jeremy.taylor@blakemorgan.co.uk](mailto:jeremy.taylor@blakemorgan.co.uk)





No.	Present Lessee	Accommodation			Total		Lease Terms	Current Rent £ p.a.	Reversion
102-104	Bathrooms Etc Ltd (Bathrooms Etc)	Ground Floor Basement	55.6 sq m 41.4 sq m	(598 sq ft) (446 sq ft)	Total	97.0 sq m (1,044 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £450 p.a.	£300 p.a.	13.06.2075
106-108	Abdo Dibb (Violets Dry Cleaners/Green Leaf Café)	Ground Floor Basement	65.3 sq m 30.9 sq m	(703 sq ft) (333 sq ft)	Total	96.2 sq m (1,036 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £150 p.a.	£100 p.a.	13.06.2075
110-112	S McAnulty & CS Moniz (Brewers)	Ground Floor Basement	63.2 sq m 38.8 sq m	(680 sq ft) (418 sq ft)	Total	102.0 sq m (1,098 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £250 p.a.	£200 p.a.	13.06.2075
114	SH Hashemi (David Dry Cleaners)	Ground Floor Basement	20.0 sq m 18.7 sq m	(215 sq ft) (201 sq ft)	Total	38.7 sq m (417 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £150 p.a.	£100 p.a.	13.06.2075
116	S McAnulty (Plumbing)	Ground Floor Basement	34.6 sq m 12.6 sq m	(372 sq ft) (136 sq ft)	Total	47.2 sq m (508 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £250 p.a.	£200 p.a.	13.06.2075
118-120	B Al-Naher (The Care Dental Practice)	Ground Floor Basement	68.7 sq m 32.3 sq m	(739 sq ft) (348 sq ft)	Total	101.0 sq m (1,087 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £150 p.a.	£100 p.a.	13.06.2075
122-124	Bedford Row Estates Ltd (Karam Lebanese Deli)	Ground Floor Basement	66.1 sq m 60.4 sq m	(712 sq ft) (650 sq ft)	Total	126.5 sq m (1,362 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £350 p.a.	£300 p.a.	13.06.2075
128	Deemark Ltd (The Beauty Clinic)	Ground Floor Basement	33.5 sq m 9.5 sq m	(361 sq ft) (102 sq ft)	Total	43.0 sq m (463 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £250 p.a.	£200 p.a.	13.06.2075
130	Hammersmith Electrical Limited (Hammersmith Electrical)	Ground Floor Basement	30.2 sq m 25.6 sq m	(325 sq ft) (276 sq ft)	Total	55.8 sq m (601 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £250 p.a.	£200 p.a.	13.06.2075
136	Olga Qureshi & Shahnaz Qureshi (Dani's Barbers)	Ground Floor Basement	18.4 sq m 4.0 sq m	(198 sq ft) (43 sq ft)	Total	22.4 sq m (241 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £150 p.a.	£100 p.a.	13.06.2075
138-140	Dr B Al Naher (Dental Practice)	Ground Floor Basement	78.5 sq m 47.5 sq m	(845 sq ft) (511 sq ft)	Total	126.0 sq m (1,356 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £100 p.a.	£50 p.a.	13.06.2075
144-146	M, K & P Patel (SIXT)	Ground Floor Basement	63.2 sq m 37.9 sq m	(680 sq ft) (408 sq ft)	Total	101.1 sq m (1,088 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £150 p.a.	£100 p.a.	13.06.2075
148A	Mrs F Kaima (not in occupation)	Ground Floor Basement	21.1 sq m 0 sq m	(227 sq ft) (0 sq ft)	Total	21.1 sq m (227 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £150 p.a.	£100 p.a.	13.06.2075
150	AJ Ferrett (Wish)	Ground Floor Basement	33.7 sq m 7.5 sq m	(363 sq ft) (81 sq ft)	Total	41.2 sq m (443 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £250 p.a.	£200 p.a.	13.06.2075
158	BS Panesar & BK Panesar (Good News)	Ground Floor Basement	18.8 sq m 15.6 sq m	(202 sq ft) (168 sq ft)	Total	34.4 sq m (370 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £100 p.a.	£75 p.a.	13.06.2075
164	Ruijhan Charchafchi (The Flower Garden)	Ground Floor Basement	29.5 sq m 11.7 sq m	(318 sq ft) (126 sq ft)	Total	41.2 sq m (443 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £150 p.a.	£100 p.a.	13.06.2075
168	KD Hindocha (Latymer Liquormart)	Ground Floor Basement	33.9 sq m 20.1 sq m	(365 sq ft) (216 sq ft)	Total	54.0 sq m (581 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £150 p.a.	£100 p.a.	13.06.2075
170-172	RJ Woolley (Suzu)	Ground Floor Basement	60.1 sq m 42.4 sq m	(647 sq ft) (456 sq ft)	Total	102.5 sq m (1,103 sq ft)	99 years from 14.06.1976 Rent rises on 14.06.2042 to £200 p.a.	£150 p.a.	13.06.2075
132, 134, 142, 152, 154, 156, 160, 162 & 166	Various	Ground Floor Basement	316.7 sq m 202.8 sq m	(3,410 sq ft) (2,184 sq ft)	Total	519.5 sq m (5,592 sq ft)	9 leases each for 999 years from 14.06.1976 Rent rises on 14.06.2042 to a total of £1,550 p.a.	£1,100 p.a.	13.06.2975
					Total NIA 1,770.8 sq m (19,061 sq ft)		Total £3,775 p.a.		

NB. All the leases are effectively FR & I by way of service charge. The leases provide for fixed rent increases in 2042 totalling £5,200 per annum. A number of the units have been sublet.  
Not inspected by Allsop, areas provided by Sterling Temple.