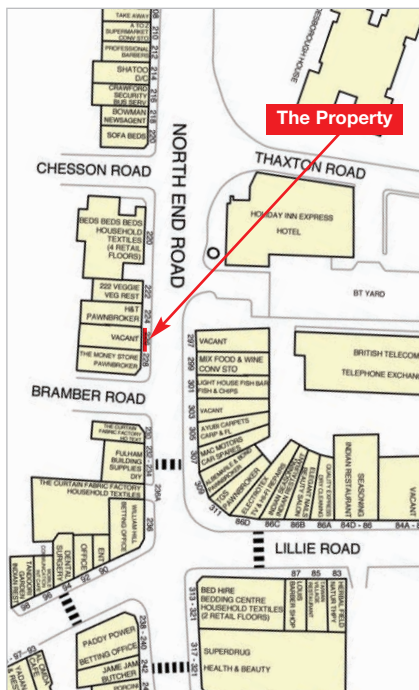


London W14 **226 North End Road** **Fulham** **W14 9NU**

- **Freehold Vacant Ground Floor Shop and Residential Investment**
 - Three bedroom maisonette above let on Assured Shorthold Tenancy
 - Close to junction of North End Road and Lillie Road
 - Popular South-West London suburb
 - Maisonette Reversion August 2012
 - No VAT applicable
 - Total Current Rents Reserved
- £27,820 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Fulham is a prosperous West London suburb situated some 4 miles west of Hyde Park in the Borough of Hammersmith and Fulham. The area is well served by public transport via the District Line at the nearby Fulham Broadway or West Brompton underground stations whilst numerous buses pass along both the North End Road (B317) and Lillie Road (A3218). The property is situated on the western side of North End Road close to its junction with Lillie Road. Occupiers close by include William Hill, Superdrug, Paddy Power and a number of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with ancillary storage in the basement together with a self-contained three bedroom maisonette arranged on the first and second floors which is separately accessed from the front on North End Road.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your email, please ensure that you enter **Lot 109 London W14**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement	Vacant	Gross Frontage 5.6 m (18' 5") Net Frontage 4.1 m (13' 5") Ground Floor (1) 57.4 sq m (618 sq ft) Basement (1) 23.2 sq m (250 sq ft)			
First & Second	Individual	First Floor – 2 Rooms, Kitchen, Bathroom and Separate WC Second Floor – 2 Rooms	1 year Assured Shorthold Tenancy from 8th August 2011	£27,820 p.a.	Reversion August 2012

(1) Areas taken from the voa website (www.voa.gov.uk)
NB. Gross Frontage includes entrance to upper floors.

Total £27,820 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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