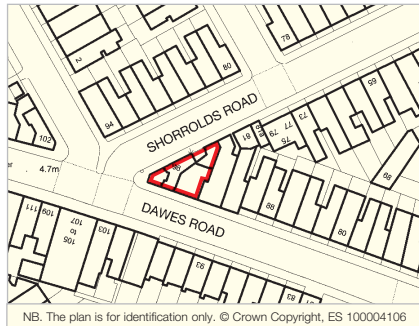


**London SW6**  
**96-100 Dawes Road &**  
**85-85A Shorrolds**  
**Road,**  
**Fulham**  
**SW6 7EJ**

- **Freehold Corner Building internally arranged to Provide Two Ground Floor Retail Units and Four Self-Contained Flats (1 x Studio, 2 x One Bedroom and 1 x Two Bedroom)**
- Both the retail units are subject to a commercial lease
- Three flats occupied on terms unknown, one flat subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved **£67,741.12 per annum (equivalent)**

On the instructions of V Liddell MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



**Seller's Solicitor**

Messrs Addleshaw Goddard  
(Ref: Ms M Bajcar).  
Tel: 0207 160 3531.  
Email:  
michelle.bajcar@addleshawgoddard.com

**INVESTMENT –**  
**Freehold Corner Building**

**Tenure**

Freehold.

**Location**

The property is located on the north side of Dawes Road, to the east of its junction with Shorrolds Road. A good range of local shops is available along North End Road and Fulham Broadway to the east. Fulham Broadway Shopping Centre and London Underground Station (District Line) are to the east. The extensive shops, boutiques, cafés, bars, restaurants and pubs of Fulham and Chelsea are also available close by. Road access is provided by the nearby A308 to the south, A4 to the north and A3 to the south. The open spaces of Eel Brook Common and Parsons Green are nearby.

**Description**

The property comprises a corner building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide two ground floor retail units and four self-contained flats.

**Accommodation and Tenancies**

The property has not been internally inspected by Allsop. The Receivers understand from a 2013 Valuation Report that the property is arranged to provide the accommodation as set out in the schedule below.

Address	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
96 Dawes Road	Ground	Retail Unit: Gross Frontage: 6m (19' 8") Net Frontage: 5.25m (17' 3") NIA (Source VOA) 33.4 sq m (360 sq ft)	Subject to a commercial lease for a term of 25 years from 31st December 2004 (thus having approximately 13 years unexpired)	£100
98-100 Dawes Road	Ground	Retail Unit: Gross Frontage: 7.48m (24' 6") Net Frontage: 7.05m (23' 2") Net Return Frontage: 3.6m (11' 9") NIA (Source VOA) 26.4 sq m (284 sq ft)	Subject to a commercial lease for a term of 9 years from 1st March 2014 (thus having approximately 7 years unexpired)	£15,600
Basement Flat 85A Shorrolds Road	Lower Ground	Studio Flat	Occupied on terms unknown. The receivers are in receipt of Housing Benefit	£9,751.68
85 Shorrolds Road	Ground Floor	One Bedroom Flat	Occupied on terms unknown. The receivers are in receipt of Housing Benefit	£13,309.44
98B Dawes Road	Lower Ground	One Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 12 months from 20th June 2015	£15,180
85A Shorrolds Road	Lower Ground	Two Bedroom Flat	Occupied on terms unknown	£13,800
<b>Total</b>				<b>£67,741.12</b>

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.allsop.co.uk](http://www.allsop.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 213

LOT 213