

## London W6

### 160 Hammersmith Road

### Hammersmith

### W6 7JP

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



- **Virtual Freehold Shop Investment**
- **Prominent main road location**
- **Close to Hammersmith Broadway**
- **Reversion December 2018**

#### Tenure

Long Leasehold. Held for a term of 999 years from 24th June 1976 at a ground rent of £200 per annum which increases every 33 years by £50 per annum.

#### Location

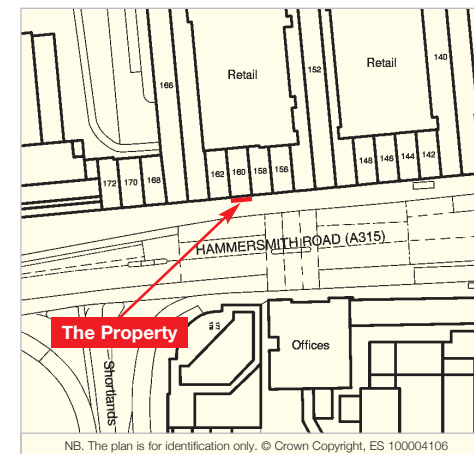
The London Borough of Hammersmith & Fulham is an affluent London suburb located some 4 miles west of Central London. Hammersmith is a popular retail and office location and also a densely populated

**Current Gross Rent Reserved**  
**£16,000 pa**

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. Office occupiers close by include a variety of local traders.

#### Seller's Solicitor

Judith Stacy, Brecher.  
Tel: 0207 563 1000.  
E-mail: jstacy@brecher.co.uk



#### Description

The property is arranged on basement and ground floor only to provide a shop unit which forms part of a larger building the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

|                     |                   |                    |
|---------------------|-------------------|--------------------|
| <b>Ground Floor</b> | <b>34.50 sq m</b> | <b>(371 sq ft)</b> |
| <b>Basement</b>     | <b>11.20 sq m</b> | <b>(121 sq ft)</b> |
| <b>Total</b>        | <b>45.70 sq m</b> | <b>(492 sq ft)</b> |

NB. Areas sourced from [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

#### Tenancy

The property is at present let to DAVE WAX TAILORS CO LTD for a term of 5 years from 1st January 2014 at a current rent of £16,000 per annum.

#### VAT

Please refer to the Special Conditions of Sale.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

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LOT

## Woking

### Unit 3 Eastgate

### Station Approach

### Surrey

### GU22 7PN

- **Virtual Freehold Shop Investment**
- **Located adjacent to Woking Rail Station and Marks & Spencer Simply Food**

#### SIX WEEK COMPLETION AVAILABLE

#### Tenure

Leasehold. Held for a term of 999 years from 29th June 2006 at a peppercorn ground rent.

#### Location

Woking is an affluent Surrey town situated in the London commuter belt midway between Weybridge and Guildford with a residential population of 85,000. The town benefits from a frequent rail service to London Waterloo (from 24 minutes) and has established itself as one of Surrey's major commercial and retail centres which benefits from its proximity to the A3, M3 and M25.

**Current Gross Rent Reserved**  
**£12,000 pa**

The property is situated adjacent to Woking Rail Station on Station Approach, approximately 0.6 miles south-west of the A370 Woking Ring Road. Occupiers close by include Marks & Spencer Simply Food.

#### Description

The property is arranged on ground floor only to provide a single storey retail unit presently trading as a convenience store. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

|                       |                   |                    |
|-----------------------|-------------------|--------------------|
| <b>Gross Frontage</b> | <b>6.36 m</b>     | <b>(20' 10")</b>   |
| <b>Net Frontage</b>   | <b>5.10 m</b>     | <b>(16' 9")</b>    |
| <b>Ground Floor</b>   | <b>34.19 sq m</b> | <b>(368 sq ft)</b> |

#### Seller's Solicitor

A Wynter Esq, Hodders Law.  
Tel: 0207 737 0934.  
E-mail: [alphonso@hodders.co.uk](mailto:alphonso@hodders.co.uk)



#### Tenancy

The property is at present let to S POONYANI for a term of 5 years from 25th March 2017 at a current rent of £12,000 per annum. The lease contains effectively full repairing and insuring covenants by way of service charge.

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

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LOT