

London SW6

253, 253A & 253B

Munster Road

SW6 6BS

and 1B Bronsart Road

SW6 6AJ

- **Freehold Shop and Residential Ground Rent Investment**
- **Affluent South-West London suburb**
- **Prominent corner position**
- **Includes three residential ground rents**
- **No VAT applicable**
- **Shop Rent Review 2016**
- **Total Current Rents Reserved**
£17,350 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Fulham is a fashionable suburb situated between Chelsea and Putney Bridge in a densely populated area of south-west London. The area is served by the main thoroughfares of the King's Road (A3217) and the Fulham Road (A304) as well as having Underground services (District Line) at Fulham Broadway and Parsons Green.

The property is situated on the corner of Munster Road and Bronsart Road at its northern end just to the south of its junction with Dawes Road and forms part of an attractive terrace.

Occupiers close by include Tesco, Budgens and a variety of high quality local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a basement and ground floor corner shop unit with basement treatment room and two flats above and a maisonette to the side/rear each of which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 124 Band E (Copy available on website).

Flat EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
253	G Lukosianate (t/a A G Nail Bar & Beauty)	Gross Frontage 5.80 m (19') Net Frontage 4.75 m (15' 7") Return Window Frontage 2.80 m (9' 2") Shop Depth 7.75 m (25' 5") Basement 39 sq m (420 sq ft)	12 years from 26.06.2012 Rent review every fourth year FR & I	£16,500 p.a.	Rent Review 2016
253A	Individual	First Floor Flat – Two Rooms, Kitchen, Bathroom	125 years from 01.08.2013	£350 p.a.	Rent rises to £700 pa after 20 years and then doubles every 30 years rising to £5,600 pa
253B	Individual	Second Floor Flat – Three Rooms, Kitchen, Bathroom	125 years from 01.08.2013	£350 p.a.	Rent rises to £700 pa after 20 years and then doubles every 30 years rising to £5,600 pa
1B Bronsart Road	Individual	Ground and First Floor Maisonette – Three Rooms, Kitchen, Two Bathrooms	150 years from 01.10.2014	£150 p.a.	Rent rises to £300 pa after 20 years and then doubles every 30 years rising to £4,800 pa

NB. Section 5B Housing Act Notices have been served on the residential tenants.

With regard to the advertising hoarding, this has been let to Clear Channel at £300 per quarter. However, Hammersmith & Fulham Council have served a discontinuance notice. Clear Channel lodged an appeal on 15.09.14. We understand it takes 4/5 months for appeals to be determined.

Total £17,350 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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