



Tenure

Freehold.

Location

The London Borough of Hammersmith & Fulham is an affluent and popular suburb situated on the A4 between Kensington and Chiswick, some 6 miles west of Central London. To the south of the borough is the River Thames, with Hammersmith Bridge providing a link to Barnes.

The property is situated on the north side of Glenthorne Road, between its junctions with Dalling Road and Studland Street, some 150m from Ravenscourt Park Underground Station (District Line), and 200m north of King Street.

Occupiers close by include Douglas & Gordon Estate Agents (adjacent), together with many local occupiers.

Description

The property is arranged on ground and two upper floors to provide a self-contained ground floor unit together with a self-contained flat above which has been sold off on a long lease. The ground floor is presently being fitted out by the tenants and they are not trading from the property.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

London W6

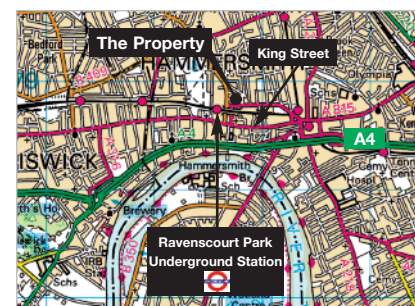
122 Glenthorne Road

Hammersmith

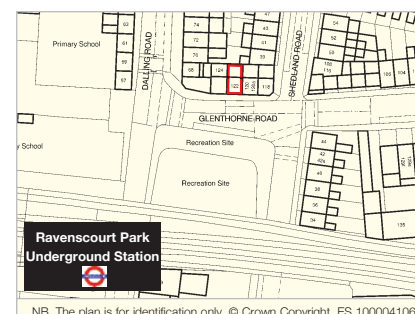
W6 0LP

- **Freehold Commercial and Residential Ground Rent Investment**
- Affluent and popular West London location
- Situated some 150m from Ravenscourt Park Underground Station
- Flat sold off on a lease expiring in some 85 years
- No VAT applicable
- Total Current Rents Reserved

£14,100 pa



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No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
122	Dr Y El-Ali	Gross Frontage (inc access) 4.85 m (15' 11") Net Frontage 3.15 m (10' 4") Ground Floor (2) 33.04 sq m (356 sq ft)	5 year licence from 12.09.2015	£14,000 p.a.	Reversion 2020
122A	Individual	First and Second Floor Flat (Not inspected)	99 years from 02.12.2003	£100 p.a.	Reversion 2102
(2) Not inspected by Allsop. Area taken from www.tax.service.gov.uk					Total £14,100 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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