



Tenure

Leasehold. Held for a term of 999 years from 16th September 2003 (thus having some 986 years unexpired) at a peppercorn ground rent.

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 south side of Greyhound Road, just off Fulham Palace Road and close to Charing Cross Hospital.

Occupiers close by include Sainsbury's Local, Boots Chemist, Caffè Nero, Tesco Express and a number of local occupiers.

Description

The property is arranged on ground and lower ground floors to provide a shop and ancillary accommodation currently trading as a hairdressers.

The property provides the following accommodation and dimensions:

Gross Frontage	4.25 m	(13' 11")
Net Frontage	4.0 m	(13' 2")
Shop Depth	5.05 m	(16' 7")
Ground Floor	16.25 sq m	(175 sq ft)
Lower Ground	14.2 sq m	(153 sq ft)
Total	30.45 sq m	(328 sq ft)

NB. Not inspected by Allsop, areas taken from Valuation Office Agency.

Tenancy

The entire property is at present let to A WILLIAMS-PIERCE for a term of 10 years from 24th March 2016 at a current rent of £9,500 per annum. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants.

(1) The lease contains a tenant's option to determine at the 5th year.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

London W6

12 Greyhound Road

Fulham

W6 8NX

- **Virtual Freehold Shop Investment**
- Located in an affluent London suburb
- Lease expiring 2026 (1)
- No VAT applicable
- Rent Review 2021
- Current Gross Rent Reserved **£9,500 pa**

