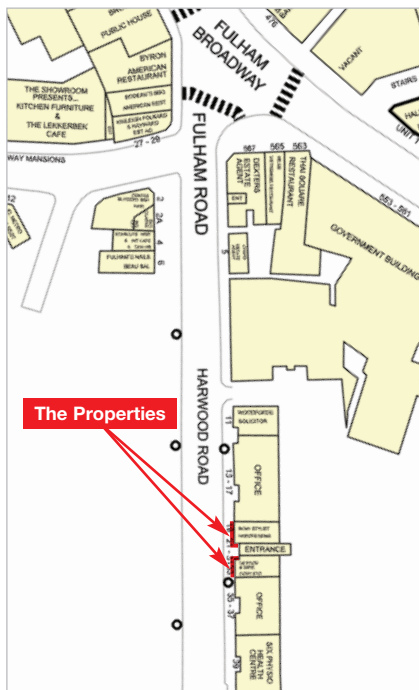


London SW6
19 & 33 Harwood
Road
Fulham
SW6 4QP

- **Two Leasehold Shop Investments**
- Comprising two self-contained shops (one sold off on a long lease)
- No.33 let until 2033 (no breaks)
- Affluent and popular south-west London suburb
- Close to Fulham Broadway Underground Station
- No VAT applicable
- Total Current Rents Reserved

£19,200 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 125 years from 8th June 2007 (thus having some 117 years unexpired) at a ground rent of a peppercorn.

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 east side of Harwood Road, within 200 yards south of Fulham Broadway Underground Station (District Line).

Description

The properties are arranged on ground floor only to provide two shops with ancillary accommodation to the rear. N.B. One of the shops has been sold off on a long lease. Each unit has one car parking space to the rear.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
33 Harwood Road	M Butt	Gross Frontage 4.70 m (15' 5") Net Frontage 2.80 m (9' 2") Shop and Built Depth 10.15 m (33' 4") Ground Floor 51.85 sq m (558 sq ft)	20 years from 25.03.2013 Rent review every 5th year FR & I	£19,000 p.a.	Rent Review 2018
19 Harwood Road	H.Y. Abdul-Hafiz	Gross Frontage 4.95 m (16' 3") Net Frontage 2.85 m (9' 4") Shop and Built Depth 9.90 m (32' 6") Ground Floor 52.60 sq m (566 sq ft)	125 years from 24.06.2003	£200 p.a. (doubling every 25 years)	Reversion 2128

Total £19,200 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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