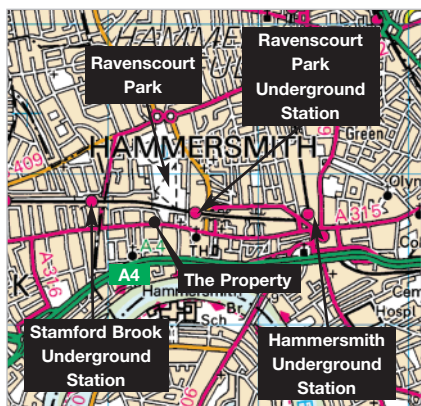


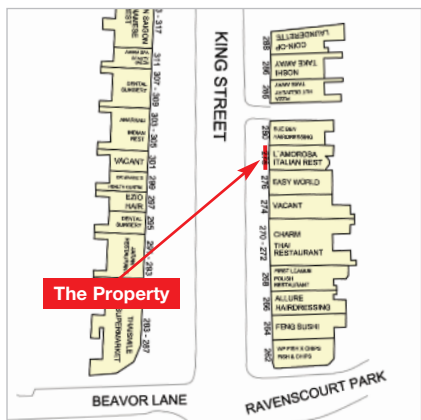
London W6 **278 King Street** **Hammersmith** **W6 0SJ**

- **Freehold Shop and Residential Ground Rent Investment**
- Located in prosperous West London Borough
- Established and busy retail parade
- No VAT applicable
- September 2016 Rent Review outstanding
- Total Current Rents Reserved

£20,500 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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 King Street, close to both Ravenscourt Park and Stamford Brook Underground Stations (both District Line). Occupiers close by include Pizza Hut, Premier Inn, Tesco Express, Smile for Life Dental Clinic and a range of shops, bars and restaurants.

Description
The property is arranged on ground and three upper floors to provide a ground floor restaurant together with two flats above which have been sold off on long leases.

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
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Safehouse Restaurants Ltd (guarantee from Safehouse Group Ltd) (t/a L'Amorosa) (1)	Gross Frontage (inc ent to uppers) 6.35 m Net Frontage 4.25 m Shop Depth 8.7 m Built Depth 15.55 m	25 years from 05.12.1996 Rent review 29.09.2001 and every 5 years thereafter Effectively FR & I by way of service charge	£20,000 p.a.	Rent Review September 2016
Flat 1	Individuals	Residential (Not inspected by Allsop)	125 years from 25.12.2010 (2)	£250 p.a. (doubling every 25 years)	Increases to £500 p.a. in 2035
Flat 2	Individuals	Residential (Not inspected by Allsop)	125 years from 18.03.2016 (2)	£250 p.a. (doubling every 25 years)	Increases to £500 p.a. in 2041

(1) For the financial year ended 31st October 2015, Safehouse Group Limited reported an undisclosed turnover and pre-tax profit and shareholders' funds and a net worth of £500,878. (Source: Experian 14.09.2016).
(2) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants. We understand the deadline for the tenants to reply has passed and no responses have been received.

Total £20,500 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

Seller's Solicitor N Gordon Esq, TLT Solicitors. Tel: 0330 006 0091 e-mail: neil.gordon@ttsolicitors.com