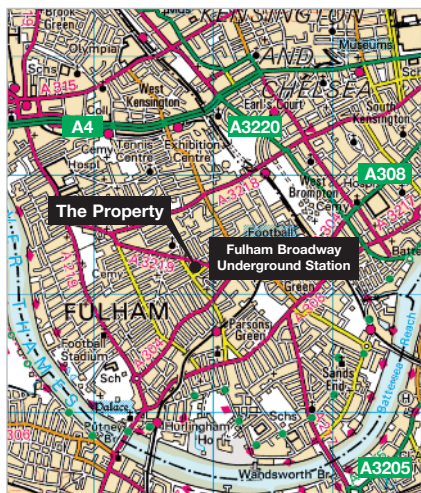


# **London SW6** **123 Dawes Road** **Fulham** **SW6 7DU**

- **Freehold Shop and Residential Ground Rent Investment**
- Prosperous and popular South West London suburb
- Shop let on a lease expiring in 2022
- Situated less than 0.5 miles from Fulham Broadway Underground Station (District Line)
- No VAT applicable
- Total Current Rents Reserved  
**£18,050 pa**



## **Tenure**

Freehold.

## **Location**

Fulham is an affluent and fashionable South West London suburb some 5.5 miles west of Central London. Earls Court is some 0.6 miles to the east with Putney approximately 2.5 miles to the south-west. This prominent corner property is situated in an established retail parade on the south side of Dawes Road, at its junction with Gironde Road. The property is in the heart of Fulham, less than 0.5 miles west of Fulham Broadway Underground Station (District Line) and the various shops, bars and restaurants along Fulham Broadway. Nearby occupiers include The Mitre public house, Nisa Local, Tesco Express and a Waitrose supermarket.

## **Description**

This attractive corner property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation in the basement. There is self-contained residential accommodation above, 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.allsop.co.uk](http://www.allsop.co.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
123	Alterego Building Projects Ltd	Gross Frontage (inc splay) 8.80 m (28' 10") Net Frontage 6.95 m (22' 9") Return Net Frontage 1.90 sq m (6' 3") Basement 26.90 sq m (289 sq ft) Ground Floor 25.60 sq m (276 sq ft) Total 52.50 sq m (565 sq ft)	6 years from 10.06.2016 Rent review every 6th year FR & I by way of service charge There is a rent deposit of £1,500 held	£18,000 p.a.	Reversion 2022
1st and 2nd Floors	Individual(s)	Residential Accommodation – Not inspected by Allsop	125 years from 01.04.1993	£50 p.a. (rising by £50 p.a. every 25 years)	Rent increases to £100 p.a. in 2018

**Total £18,050 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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