

London SW6

640 Fulham Road

Fulham

SW6 5RT

- **Freehold Café and Residential Investment**
- Well located on Fulham Road (A304)
- Affluent densely populated South West London suburb
- Close to Parsons Green Underground Station
- Café with outdoor seating to the front and rear
- Includes large five bedroom maisonette
- Potential to redevelop upper floors
- No VAT applicable
- Total Current Rents Reserved

£59,742.80 pa
Rising to £60,755.12 pa
in January 2019

SIX WEEK COMPLETION
AVAILABLE



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. The property is situated on the north side of Fulham Road, in between the junctions with Radipole Road and Lillyville Road. Occupiers close by include a number of boutique retailers, restaurants and bars, including the nearby Pizza Express, The Brown Cow, The Fulham Wine Rooms, Royal China, Pizza Hut, Oliver Bonas and Luna Nuova.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor café with outdoor seating to the front and rear and ancillary accommodation in the basement. The upper floors provide a large maisonette comprising six rooms, kitchen, bathroom and en-suite. Access to the maisonette is from the front.

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.

Planning

At the expiry of the upper floor lease and subject to obtaining all necessary consents, the upper floors would lend themselves to conversion into two flats on existing footprint, or possibly three flats by adding a further floor. All enquiries should be made with the local authority: Hammersmith & Fulham Borough Council. Tel: 0208 753 1081.

Asset Management Opportunity

The existing property lends itself to a good opportunity to increase the rental income through asset management on both the café and maisonette.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground Floor	Peter Blazevic	Basement 15.35 sq m (165 sq ft) Ground Floor 64.75 sq m (697 sq ft) Covered Outdoor Seating 33.40 sq m (360 sq ft)	10 years from 27.07.2014 Rent review every 5th year FR & I	£26,000 p.a.	Rent Review 2019
First and Second Floors	Individuals	First and Second Floor Maisonette – 6 Rooms, Kitchen, Bathroom, En-Suite Total GIA 119.00 sq m (1,281 sq ft)	3 years from 18.01.2017	£33,742.80 rising to £34,755.12 in January 2019	Reversion 2020

Total £59,742.80 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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