

London SW10
Heaton House
216-224 Fulham Road
Fulham
SW10 9NB

- **Freehold Retail and Leisure Investment**
- Reversionary investment in one of London's most affluent areas, the London Borough of Kensington and Chelsea
- Property comprises a prominent retail parade with residential ground rents above
- Tenants includes Holland & Barrett and Anytime Fitness
- Residential uppers (sold off) comprise 12 flats, of which 4 have under 58 years remaining
- **WAULT of 11.95 years to lease expiries and 9.3 years to breaks**
- **Current Rent Reserved**
£237,250 pa



Tenure

Freehold.

Location

The property is located within the London Borough of Kensington and Chelsea, situated on the north side of Fulham Road, between the junctions of Fulham Road and Westminster Hospital. The surrounding area is a vibrant retail and leisure hub, with shops, bars, restaurants and leisure facilities including Pain Quotidien, Pret A Manger, and various brands and restaurants.

The property benefits from excellent transport links, with a station on King's Road within walking distance of Fulham Road. The property is also within walking distance of Fulham Road Underground Station, which provides a station on King's Road.

The property comprises a mid terrace five storey building with an extensive ground floor and ground floors. The three upper floors comprise 12 self-contained residential units, which have been sold off on long leases. The four commercial units are currently arranged as two retail units, a restaurant and a 24-hour gym.

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	Tenant	Accommodation (NIA)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
		Ground Floor	10 years from 16.03.2010 Rent review every 5th year FR & I	£30,000 p.a.	Reversion 2020
		Ground Floor	15 years from 28.06.2010 Rent review every 5th year FR & I	£41,250 p.a.	Rent Review 2020
	Holland & Barrett Ltd (3)	Ground Floor	10 years from 02.09.2009 Rent review every 5th year FR & I	£40,000 p.a.	Reversion 2019
	Anytime Fitness Ltd (t/a Anytime Fitness) (4)	Ground Floor Basement (GIA)	20 years from 20.11.2014 Rent review every 5th year to RPI with 3% and 5% collar and cap Tenant's break option 20.11.2029 FR & I	£125,000 p.a.	Rent Review 2019
First – Third Floors	Various Tenants	12 Flats	Lease expires between 2073 and 2163	Total £1,000 p.a.	

Total £237,250 p.a.

(1) American Dry Cleaning Company operates 35 stores across London and the South East. For the year ending 2015, the company reported a turnover of £6.16m and a net worth of £1.15m.
 (2) Feng Sushi operates eight restaurants across London. Feng Sushi's Fulham branch is the original.
 (3) Holland & Barrett operate over 620 stores across the UK and Ireland. For the year ended 2014, Holland & Barrett reported a turnover of £368.82m, a pre-tax profit of £89.46m and a net worth of £260.47m.
 (4) Anytime Fitness gym franchise concept is a 24-hour gym that has over 50 clubs in the UK, with 20 of them situated within the M25. The franchise was recently named the Number One Top Global Franchise by Entrepreneur Magazine.



SOLD PRIOR

LOT 170

FITNESS

HOLLAND & BARRETT
health foods & natural remedies

feng sushi

American
Dry Cleaning
Company

ROSS

ROSS
POMO
DORO

LD64 NHT