

# Lot 4, 707 Fulham Road, Fulham, London, SW6 5UL

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Residential Ground Rent Investment

- Estate Agent Office with rear yard and 3 flats on upper floors (sold off)
- Recently completed reversionary lease expiring May 2034 (subject to option in April 2029)
- Highly Affluent South-West London location
- Prominent position on Fulham Road
- Close to Parsons Green and Fulham Broadway Underground Stations

#### Lot

4

#### Auction

27th March 2024

#### Rent

£45,600 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

3 miles south west of London's West End, 1 mile south of High Street Kensington,

#### Roads

A3, A4, A205 (South Circular Road)

#### Rail

Parsons Green, Fulham Broadway Underground Stations (District Line)

#### Air

London Heathrow Airport, London Gatwick Airport, London City Airport

### Situation

The property is located in the highly affluent South-West London district of Fulham some 3 miles from London's West End. The property is prominently situated on the busy Fulham Road within walking distance of Fulham Broadway and Parsons Green Underground Stations. Nearby occupiers include a number of high end local retails, restaurants and cafes.

### Tenure

Freehold.

### Description

The property comprises a ground floor estate agents shop with basement ancillary accommodation plus a rear yard. The upper three floors provide three flats sold off on long leases.

### VAT

VAT is applicable to this lot.

### Note

Notices pursuant to Section 5B of the Landlord & Tenant Act 1987 have been served on the residential tenants.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement Rear Yard	Retail Ancillary -	57.04 35.30 -	(614) (380) -	PETER WOODS (LONDON) LTD t/a Peter Woods (1)	10 years from 01/05/2024 (2)(3)	£45,000	01/05/2029
First Second Third	Residential Residential Residential	- - -	- - -	INDIVIDUALS	Let on 3 separate leases for a term of 125 years from 24/06/1994	£600	25 yearly fixed uplifts (4)
<b>Total Approximate Floor Area</b>		<b>92.34</b>	<b>(994)</b>			<b>£45,600</b>	

(1) Peter Woods.co.uk Letting Specialists was established in 1996 and specialise in providing residential letting services in the highly south-after areas of South West London ([www.peterwoods.co.uk](http://www.peterwoods.co.uk)).

(2) The lease provides a tenant option to determine the lease on 01/05/2029 upon serving 6 months written notice.

(3) The original lease was for a term of 12 years from 01/06/2012 at a rent of £40,000 per annum exclusive, the lease has been recently renewed for a further 10 years until 30/04/2034 at a rent of £45,000 p.a.x.

(4) The residential leases provide for fixed rental uplifts to £400 pa from 2044, £800 pa from 2069 and £1,600 from 2094.

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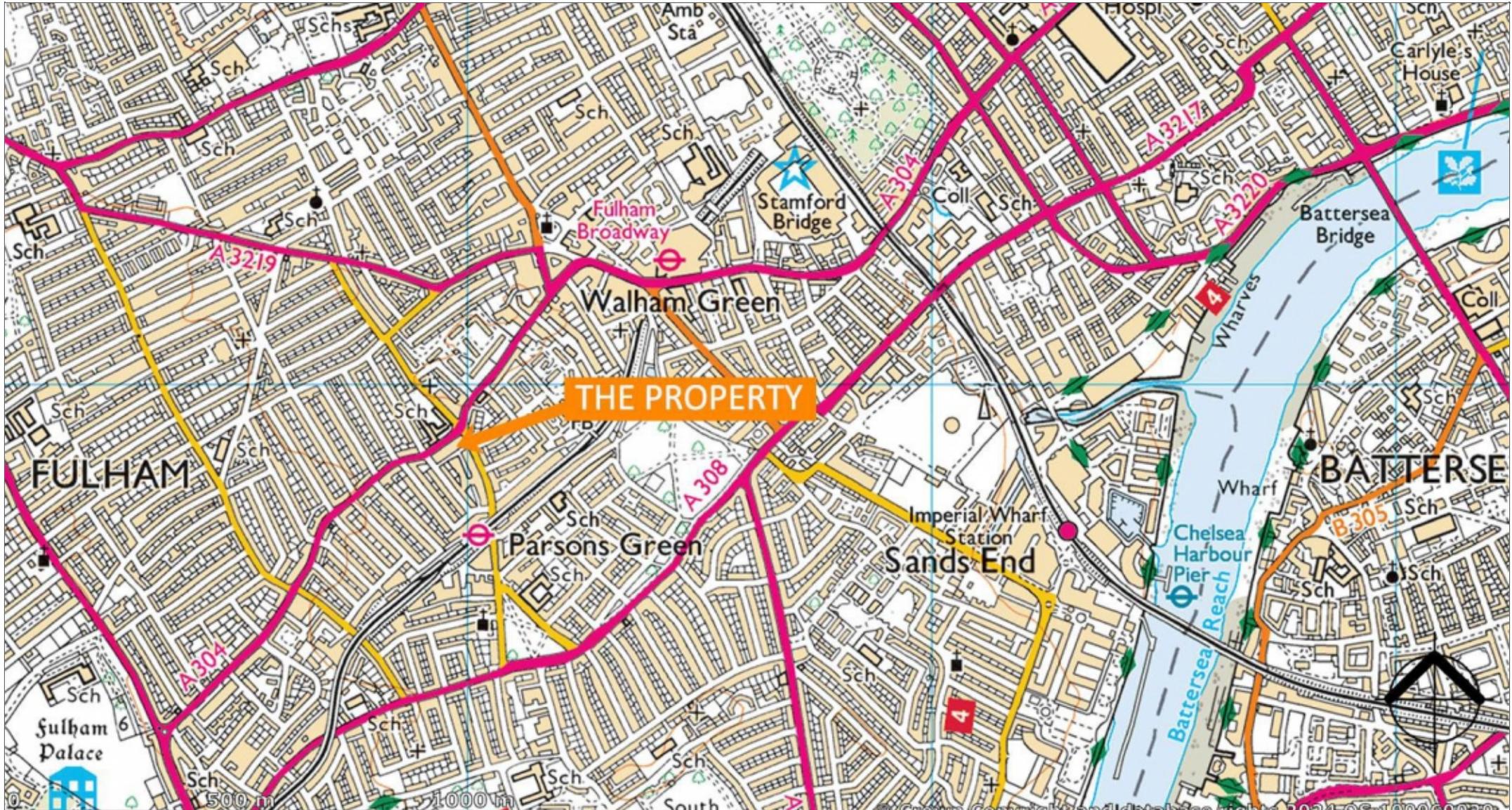
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## Contacts

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September 2020