

lot 34

345 Fulham Palace Road  
London SW6 6TD

Rent  
£36,001  
per annum  
exclusive

Freehold Restaurant and Residential  
Investment

- Let to ASK Restaurants Limited until 2020
- Affluent West London location
- March 2012 Rent Review

- Nearby occupiers include Tesco Express, Lawson Rutter Estate Agents and Costcutter
- Six Week Completion Available



**Location**

Estimated London Population: approximately 7,700,000

Miles: 1.1 miles south of Hammersmith  
0.6 miles west of Fulham  
5.5 miles west of Central London

Roads: A219, A3218, A4, M4

Rail: Putney Bridge Tube (District line), Parsons Green Tube (District line), Hammersmith Tube (District and Piccadilly lines)

Air: London Heathrow (13 miles)

**Situation**

Fulham is an affluent London suburb some 5.5 miles west of Central London. Chelsea is some 2 miles to the east with Putney some 3 miles to the south.

The property is prominently situated on the east side of the busy Fulham Palace Road (A219) at its junction with Gowan Avenue. Fulham Palace

Road is a major arterial route linking Hammersmith with Fulham Road, New Kings Road and Putney. Fulham Football Club is situated less than 0.5 miles away with other nearby occupiers including Tesco Express and Costcutter.

**Description**

The property is an attractive end of terrace building comprising restaurant accommodation on the ground floor benefiting from a return frontage and a kitchen and ancillary accommodation in the basement. The first and second floors comprise 5 self-contained flats, accessed via Gowan Avenue, configured as three studio flats, a two bedroom flat and a three bedroom maisonette.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	118.7 sq m (1,277 sq ft)	<b>ASK RESTAURANTS LIMITED (1)</b>	24 years from 25/03/1996 until 24/03/2020 on a full repairing and insuring lease	£36,000	25/03/2012 and 25/03/2016
Basement	Kitchen and Ancillary	32.9 sq m (354 sq ft)				
Upper	5 Residential Self-Contained Flats		<b>AN INDIVIDUAL</b>	999 years from 01/05/01	£1	2016 25 yearly (2)
<b>Total Approximate Commercial Area</b>		<b>151.60 sq m (1,631 sq ft)</b>			<b>£36,001</b>	

(1) For the year ending 27th July 2010 Ask Restaurants Limited reported a turnover of £195,419,000, a pre-tax profit of £24,516,000 and a total net worth of £88,847,000. (Source: riskdisk.com 16.12.2010) The property has been sub-let to Buenos Aires Restaurant Limited. (2) There is a fixed rental increase of £100 per annum exclusive in 2016. The rent doubles every 25 years.

**For further details please contact:**

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