

lot 14

Rent
£207,738
per annum
exclusive

228-232 Fulham Road, Chelsea London SW10 9NB

Freehold Retail and Residential
Investment

- Majority let to Boots UK Ltd, on assignment until 2027
- Highly affluent and fashionable West London suburb
- Opposite Chelsea and Westminster Hospital
- Nearby occupiers including Carluccio's, Tesco Express, Holland & Barrett as well as numerous boutique shops and restaurants
- Six Week Completion



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Location

Miles: 4 miles south-west of Central London
 1 mile west of Chelsea

Roads: A308, A4(M), A304

Rail: West Brompton Tube (District line), Gloucester Road (Piccadilly, District and Circle lines)

Air: London City Airport, London Heathrow Airport, London Gatwick

Situation

Chelsea is a highly affluent and fashionable suburb of London, located just south-west of Knightsbridge and south of Kensington. The property is prominently situated directly opposite Chelsea and Westminster Hospital and close to Stanford Bridge, home of Chelsea FC.

Nearby occupiers including Carluccio's, Tesco Express and Holland & Barrett as well as numerous boutique shops and restaurants.

Description

The property comprises a retail unit on the ground floor with ancillary accommodation in the basement and five self-contained flats on the three upper floors. The flats are accessed via a separate entrance on Fulham Road. Floor plans are available upon request together with internal photographs of the flats.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement, 228-232 Fulham Road	Ancillary	104.33 sq m (1,123 sq ft)	Let to BOOTS UK LTD (on assignment)	25 years from 30/10/2002 until 2027	£103,500	2012 (3)
Ground, 229-232 Fulham Road	Retail	147.16 sq m (1,584 sq ft) (2)				
Flat 1, 228 Fulham Road	Residential	67.35 sq m (725 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy	£20,000	
Flat 2, 228 Fulham Road	Residential	68.47 sq m (737 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy	£24,960	
Flat 3, 228 Fulham Road	Residential	54.72 sq m (589 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy	£17,735	
Flat 1, 232 Fulham Road	Residential	39.39 sq m (424 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy	£20,743	
Flat 2, 232 Fulham Road	Residential	53.23 sq m (573 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy	£20,800	
Totals		534.65 sq m (5,755 sq ft)			£207,738	

- (1) For the year ending 31st March 2010, Boots UK Ltd reported a turnover of £6,303,000,000, pre-tax profits of £337,000,000 and a net worth of £313,000,000. (Source: www.riskdisk.com 23/09/2011)
- (2) For the purposes of Rent Review, the lease states the following assumed floor areas: Basement – 1,063 sq ft, The Unit In Terms of Zone A (ITZA) – 1,100 sq ft. based on 20ft Zones on the second floor.

For further details please contact:

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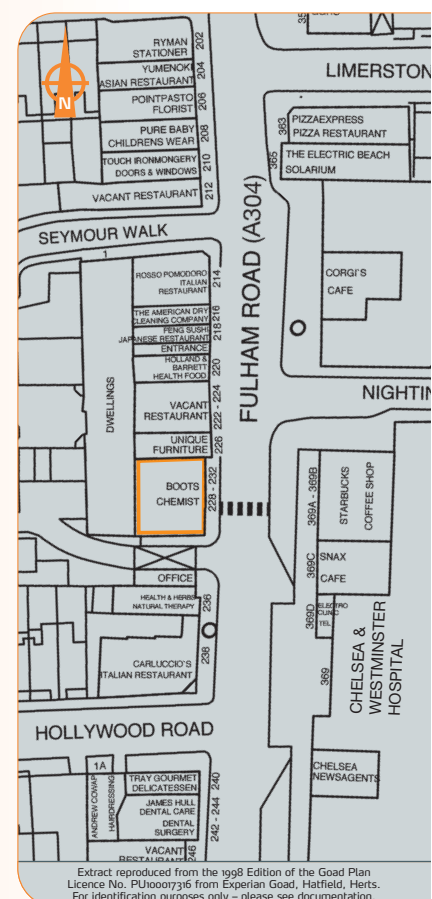
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