

lot 6

Rent
£115,000
per annum
exclusive

Foxtons, 55 Fulham Broadway London SW6 1AE

Highly Desirable Retail Investment in
Affluent South-West London Location

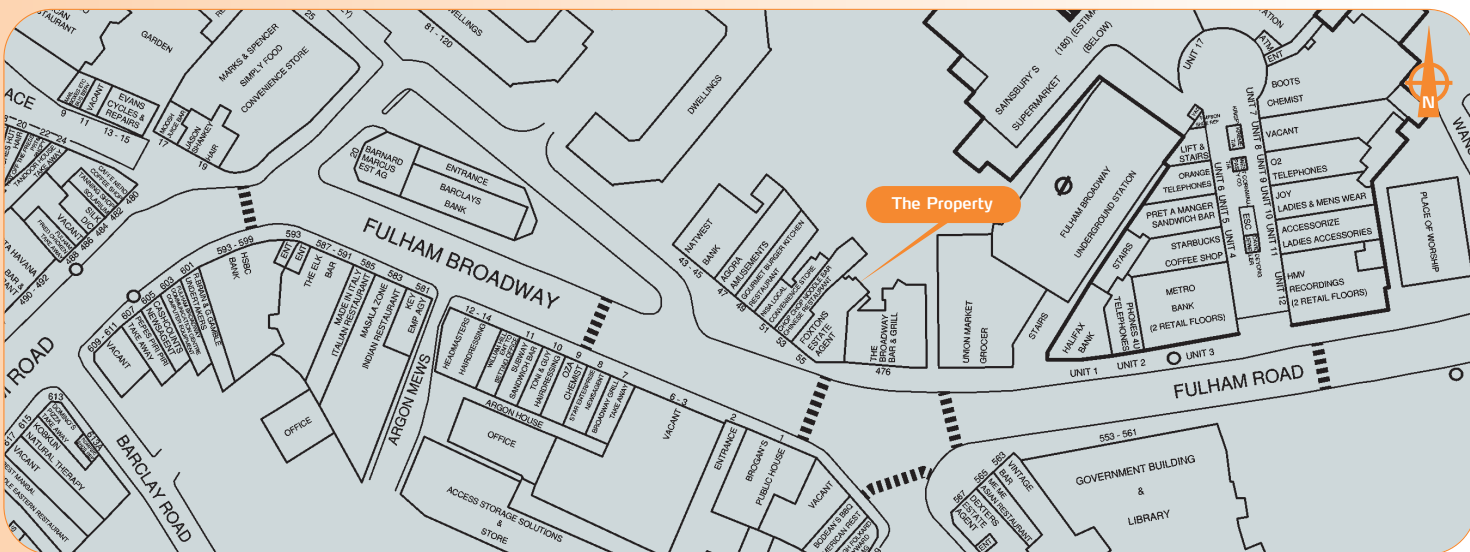
- Let to Foxtons Limited until 2021
- Prominent position close to the junction with Fulham Road
- Benefits from excellent footfall being situated between Fulham Broadway Underground Station and North End Road

- Main thoroughfare running from Knightsbridge through to Chelsea and Fulham
- Fulham Broadway Shopping Centre, Marks & Spencer & NatWest are all nearby
- Six Week Completion Available.



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Location

Miles: 50 metres from Fulham Broadway Underground Station
2 miles south-west of Chelsea
4 miles south-west of Central London
Roads: A4, A304
Rail: Fulham Broadway Underground Station (District Line)
Air: London Heathrow

Situation

The property is situated in a prominent position on Fulham Broadway, close to the junction with Fulham Road, in one of London's most affluent and desirable locations. The area is popular with young professionals and families drawn to the amenities, restaurants and shops that the immediate area has to offer.

Fulham Broadway Shopping Centre is situated in close proximity and houses occupiers including Sainsbury's, Boots the Chemist, Vue Cinema and others, while Gourmet Burger Kitchen, NatWest Bank & M & S Simply Foods are within the immediate vicinity.

Description

The property, which forms part of a larger end of terrace building, comprises a ground floor retail unit with ancillary accommodation on the lower ground floor.

Tenure

Virtual Freehold. On completion a lease for a term of 999 years will be granted at a peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	210 sq m	FOXTONS LIMITED (1)	15 years from 29/09/2006 until 28/09/2021 on a full repairing and insuring lease	£115,000	29/06/2011 and 29/06/2016
Lower Ground	Ancillary	77 sq m				
Totals		288 sq m			£115,000	

(1) For the year ending 31st December 2011, Foxtons Limited reported a turnover of £110,825,986, pre-tax profits of £34,633,428 and a total net worth of £69,742,856. (Source: www.riskdisk.com 25/02/2013)

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