

329 & 329a North End Road Fulham, London SW6 1NN

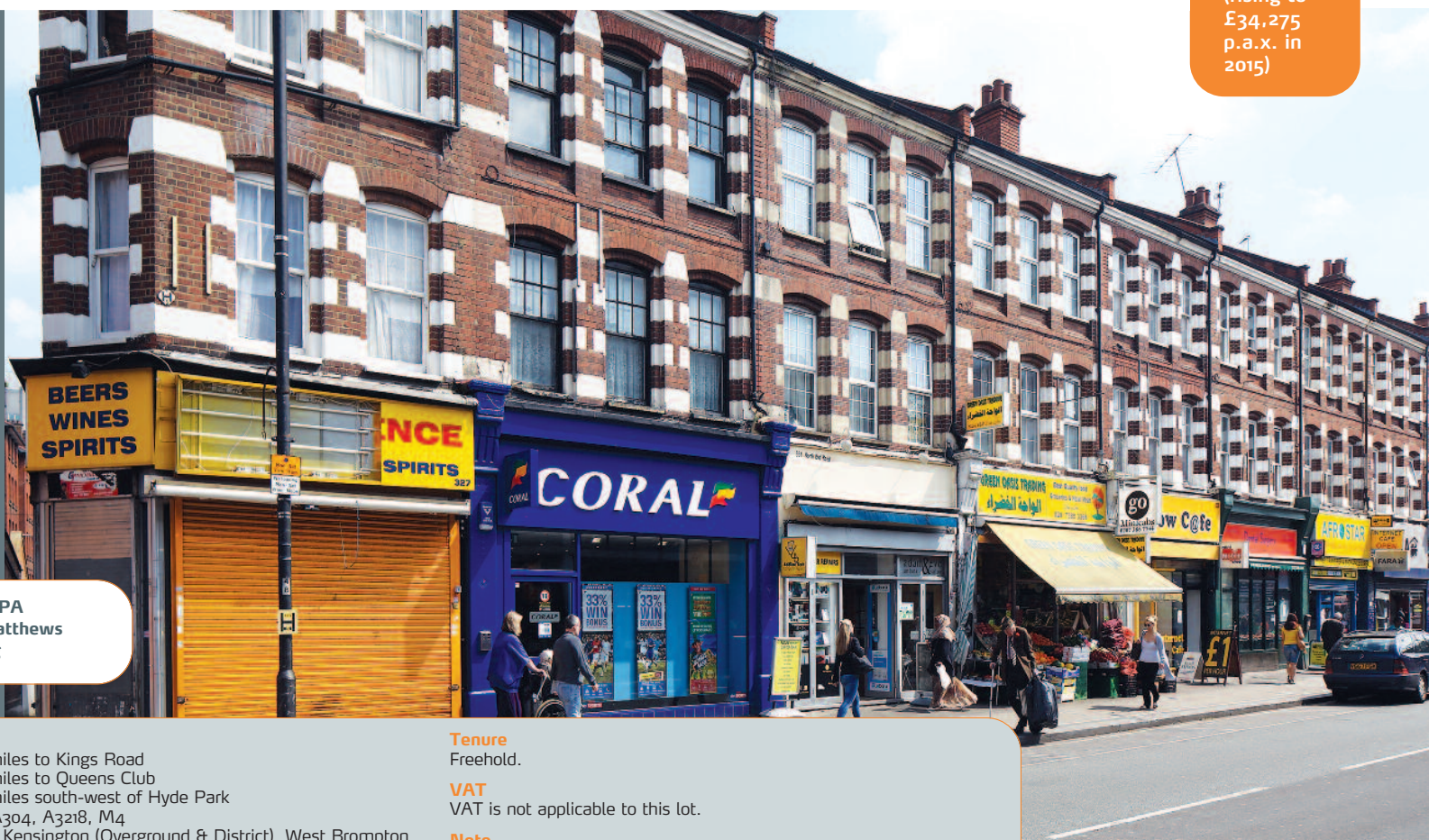
lot 10

Freehold Retail and Residential Investment

- Shop let to Coral Racing Limited
- Four Bedroom Flat offered with Vacant Possession
- Fixed Rental Increase in 2015
- Affluent and fashionable South-West London location
- Nearby occupiers include Superdrug, William Hill, Paddy Power and Co-op Supermarket
- Six Week Completion

Rent
£30,000
per annum
exclusive
(rising to
£34,275
p.a.x. in
2015)

On Behalf of Joint LPA
Receivers, Philip Matthews
and Edward Starling



Location

Miles: 0.9 miles to Kings Road
0.6 miles to Queens Club
2.2 miles south-west of Hyde Park

Roads: A4, A304, A3218, M4

Rail: West Kensington (Overground & District), West Brompton (Overground & District), Fulham Broadway (District)

Air: London City, London Heathrow

Situation

Fulham is an affluent and fashionable South-West London suburb some 5.5 miles west of Central London. Earls Court is some 0.6 miles to the east with Putney approximately 2.5 miles to the south west. The property is prominently situated on the eastern side of the busy North End Road, a major route linking Kensington with Fulham Road. Nearby occupiers include Superdrug, William Hill, Paddy Power and Co-op Supermarket.

Description

The property comprises a ground floor and basement retail unit currently used as a betting shop. In addition there is a residential flat on first and second floors accessed from the rear offering four bedrooms, two WC's, kitchen and living room.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground Basement	Betting Shop Ancillary/ Storage	68.20 sq m 73.50 sq m	(756 sq ft) (839 sq ft)	CORAL RACING LIMITED (1) on assignment	10 years from 01/12/2010 until 30/11/2020 on a full repairing and insuring lease	£30,000	01/12/2015 (2)
First/Second	Residential	132.26 sq m	(1,424 sq ft)	VACANT POSSESSION		£30,000 (rising to £34,275 p.a.x. in 2015)	
Totals		272.96 sq m (3)	(3,019 sq ft) (3)				

(1) Coral Racing Limited is part of the Gala Coral Group and, together with the online presence, trade from over 1,700 outlets across the UK. Gala Coral is the third largest bookmaking business in the UK with a market share of approximately 20%. (Source: www.coral.co.uk 22/04/2013).

(2) There is a fixed rental increase to £34,275 p.a.x. in 2015.

(3) The commercial floor areas are stated within the lease. The residential floor areas are GIA.

For further details please contact:
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