

86D Lillie Road Fulham, London SW6 1TL

lot 34

Freehold Retail and Residential Investment

- Includes retail unit and 3 self-contained flats
- Affluent and fashionable South-West London suburb
- Nearby occupiers include Holiday Inn, William Hill, Superdrug and Paddy Power



On behalf of
LPA Receivers,
GVA



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 (Junction 1)

Rail: West Kensington Underground Station (District Line),
West Brompton Underground Station (District Line),
Fulham Broadway Underground Station (District Line)

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

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 area immediately to the north known as Earls Court/West Brompton Regeneration Area is planned to be redeveloped to provide 7,500 new homes, new retail space and offices to generate up to 10,000 new jobs. (Source: www.myearlscourt.com 03/03/2014). The property is prominently situated in a corner position on the north side of Lillie Road at its junction with North End Road. Nearby occupiers include Holiday Inn, William Hill, Paddy Power and Superdrug.

Description

The property comprises a ground floor retail unit with ancillary accommodation in the basement. The first, second and third floors comprise 3 self-contained residential flats which are accessed from the rear.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of R S Morgan and R J Goode acting as 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.

Tenancy and accommodation

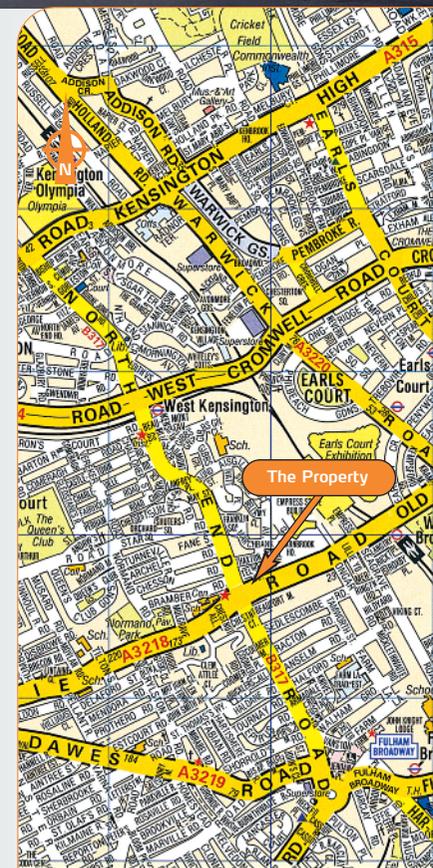
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Basement	Ancillary	71.60 sq m (770 sq ft)	INDIVIDUAL	Occupying on terms to be confirmed by the LPA Receivers	
Ground	Retail	64.50 sq m (694 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy on terms to be confirmed by the LPA Receivers	
First	Residential	Studio Flat	INDIVIDUAL	Assured Shorthold Tenancy from 16/12/2013 until 15/09/2014	
Second	Residential	One Bedroom Flat	INDIVIDUAL	Assured Shorthold Tenancy on terms to be confirmed by the LPA Receivers	
Third	Residential	Two Bedroom Flat	INDIVIDUAL	Assured Shorthold Tenancy on terms to be confirmed by the LPA Receivers	
Total Commercial Area		136.10 sq m (1,464 sq ft)			

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:
Addleshaw Goddard LLP
100 Barbirolli Square, Manchester, M2 3AB.
Tel: +44 (0)161 934 6445.
Email: natalie.bromley@addleshawgoddard.com
Ref: Natalie Bromley.



Copyright and confidentiality Experian, 2013.
© Crown copyright and database rights 2013 Ordnance Survey 10007136.
For identification purposes only.