

197 New Kings Road Fulham, London SW6 4SR

lot 14

Freehold Retail and Residential Investment

- Retail Unit let on a new 15 year lease until February 2028
- Busy location in affluent south-west London suburb

- Close to Parsons Green Underground Station (District Line)
- Nearby occupiers include Space NK, Hamptons Estate Agents, Knight Frank and a number of independent retailers

Rent
£48,750
per annum
exclusive
(subject to
note 2)



Location

Miles: 4 miles south-west of London's West End
6.5 miles west of City of London
Roads: A4, A308, M4
Rail: Parsons Green Underground (District Line)
Air: Heathrow Airport, London City Airport

Situation

Fulham is an affluent and fashionable South-West London suburb some 5.5 miles west of central London. This property is located on the southern side of the busy New King's Road (A308) which joins with King's Road (A3217) to connect Putney with Sloane Square and Victoria. The property is within close proximity of Parsons Green Underground Station (District Line) with other nearby occupiers including Space NK, Hamptons Estate Agents, Knight Frank and a number of boutiques and independent retailers.

Description

The property comprises a retail unit over ground and basement used as a café/bar, with two residential units on the upper floors let on long leases. The ground floor unit has been extended to the rear and also benefits from an external seating area of approximately 20.90 sq m (225 sq ft) to the front.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Eight Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	95.11 sq m (1,023 sq ft)	TIENDALONDON LIMITED t/a Tienda (1)	15 years from 15/02/2013 until 14/02/2028	£48,600	15/02/2018 and 15/02/2023
Basement	Retail	57.23 sq m (616 sq ft)				
First	Residential	Not Measured	NATIONCRAFT LTD	120 years from 01/01/2002	£150	(31/12/2122)
Second	Residential	Not Measured	INDIVIDUALS	189 years from 29/09/1986	Peppercorn	(28/09/2175)
Total Commercial Floor Area		152.34 sq m (1,639 sq ft)			£48,750	

(1) Tienda is a shop, café and wine bar specialising in Spanish cuisine and sourcing directly from Spain. (Source: tiendalondon.co.uk 04/06/2014)
(2) For the purposes of clarification the current rent is £33,750 p.a.x. rising to £42,500 p.a.x. in February 2015, £45,000 p.a.x. on February 2016 and £48,600 p.a.x. on February 2018. The seller has agreed to adjust the completion monies so that the retail unit effectively produces £48,600 p.a.x. from completion of the sale. The total rent will therefore effectively be £48,750 p.a.x.

For further details please contact:

Gwen Thomas

Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Sandy Hamilton

Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Lawrence Stephens

50 Farringdon Road, London EC1M 3HE.
Tel: +44 (0)20 7936 8888.
Email: smessias@lawstep.co.uk
Ref: Stephen Messias.