

86D Lillie Road Fulham, London SW6 1TL

lot 44

Freehold Retail and Residential Investment

- Includes retail unit and 3 self-contained flats
- Residential Redevelopment and Asset Management Opportunities (Subject to Consents)
- Affluent and fashionable South-West London suburb
- Nearby occupiers include Holiday Inn, William Hill, Superdrug and Paddy Power

On behalf of
LPA Receiver



Location

Miles: 0.9 miles to King's 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.

Note

This property is being marketed for sale on behalf of the Law of Property Act Receiver 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 Receiver to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receiver are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Basement	Ancillary	71.60 sq m (770 sq ft)	VACANT		
Ground	Retail	64.50 sq m (694 sq ft)			
First	Residential	Studio Flat	VACANT POSSESSION		
Second	Residential	Two Bedroom Flat	INDIVIDUAL	Assured Shorthold Tenancy	£19,560
Third	Residential	One Bedroom Flat	INDIVIDUAL	Tenancy on terms to be confirmed by the LPA Receivers	
Total Commercial Area		136.10 sq m (1,464 sq ft)			

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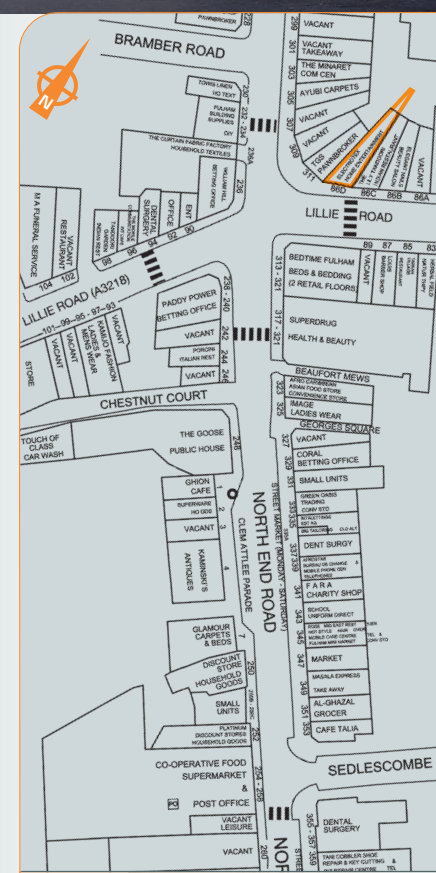
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