

## lot 7

### 12-14 Fulham Broadway, Fulham London SW6 1AA

Rent  
**£105,000**  
per annum  
exclusive

Freehold Retail Investment in Affluent  
South-West London Location

- Ground and lower ground floors let to William Hill (Southern) Ltd, with guarantee
- Nearby occupiers include Marks & Spencer, Barclays Bank, NatWest and Subway

- Prominent corner position some 125 metres from Fulham Broadway Shopping Centre and Fulham Broadway Underground Station

On behalf of  
Joint LPA Receivers

Edward  
Symmons



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**£105,000**  
 per annum  
 exclusive



#### Location

**Miles:** 125 metres from Fulham Broadway Underground Station  
 4.3 miles south-west of Central London

**Roads:** A304, A4

**Rail:** Fulham Broadway Underground Station (District Line)

**Air:** London Heathrow (11 miles)

#### Situation

The property is prominently situated in a corner position on Fulham Broadway, at its junction with Argon Mews and diagonally opposite the newly developed Fulham Broadway Shopping Centre. Nearby occupiers include Marks & Spencer, Barclays Bank, NatWest, Subway and Caffè Nero.

#### Description

The property comprises a GROUND FLOOR RETAIL UNIT and SEPARATE BASEMENT RETAIL UNIT, accessed from an entrance at ground floor level fronting Fulham Broadway.

The first, second and third floors comprise THREE RESIDENTIAL FLATS that have been let on long leases.

**Tenure**  
 Freehold.

**VAT**  
 VAT is not applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Six Week Completion Available**

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	172.50 sq m (1,857 sq ft)	<b>WILLIAM HILL (SOUTHERN) LTD, guaranteed by WILLIAM HILL ORGANIZATION LTD (1)(2)</b>	20 years from 24/06/1999 until 23/06/2019 on a full repairing and insuring lease	£105,000	24/06/2009 and 24/06/2014
Basement	Retail/Storage	171.71 sq m (1,848 sq ft)				
First-Third	3 x Residential Flats	Not measured	<b>3 INDIVIDUAL LEASES</b>	125 years each from 31/03/2006		
<b>Totals</b>		<b>344.21 sq m (3,705 sq ft)</b>			<b>£105,000</b>	

(1) William Hill Organization Ltd is a subsidiary of William Hill plc which delivers a high quality gaming and betting experience to UK and international customers online, through its shops and on the phone. They are an established and trusted brand and took more than £15 billion in stakes in 2009.

(2) Please note that part of the ground floor has been sub-let to The Headmasters Partnership, trading as 'Headmasters' hairdressing salon, who are currently in occupation.

#### For further details please contact:

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#### Solicitors:

##### Shoosmiths

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