

152-156 FULHAM PALACE ROAD

LONDON W6 9ER

RARELY AVAILABLE CENTRAL LONDON MIXED-USE FREEHOLD INVESTMENT,
9 FLATS, 2 SHOP UNITS AND A FORMER STORAGE UNIT (NOW FLAT).

TO BE OFFERED AT BY WAY OF ONLINE AUCTION ON 22ND FEBRUARY 2024.

A period building situated in a busy location in the London Borough of Hammersmith and Fulham



INVESTMENT SUMMARY

- Rarely available Central London mixed use freehold investment, 9 flats, 2 shop units and a further single storey flat
- A period building, situated in a busy location in the London Borough of Hammersmith and Fulham
- Prominent corner pitch, opposite Charing Cross hospital (which is earmarked for a complete refurbishment)
- Commercial and residential premises with active management opportunities
- Potential to add value by triggering outstanding rent reviews, reconfiguration and development of a townhouse to the Parfrey Street elevation STPP
- Nearby retailers include Little Waitrose, Sainsbury's Local, Tesco Express, and Shell PFS
- Currently producing £214,050 per annum
- To be offered by way of online auction on 22nd February 2024



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HAMMERSMITH & BROADWAY SHOPPING CENTRE

WEST END

SOUTH KENSINGTON

DOCKLANDS

EVENTIM APOLLO

CITY

ROYAL ALBERT HALL

BARONS COURT

CHARING CROSS HOSPITAL

THE QUEENS CLUB

BATTERSEA POWER STATION

WEST BROMPTON

CHELSEA FOOTBALL STADIUM

CHELSEA HARBOUR

FULHAM BROADWAY

ST GEORGE'S FULHAM REACH DEVELOPMENT

THE RIVER CAFÉ



A4

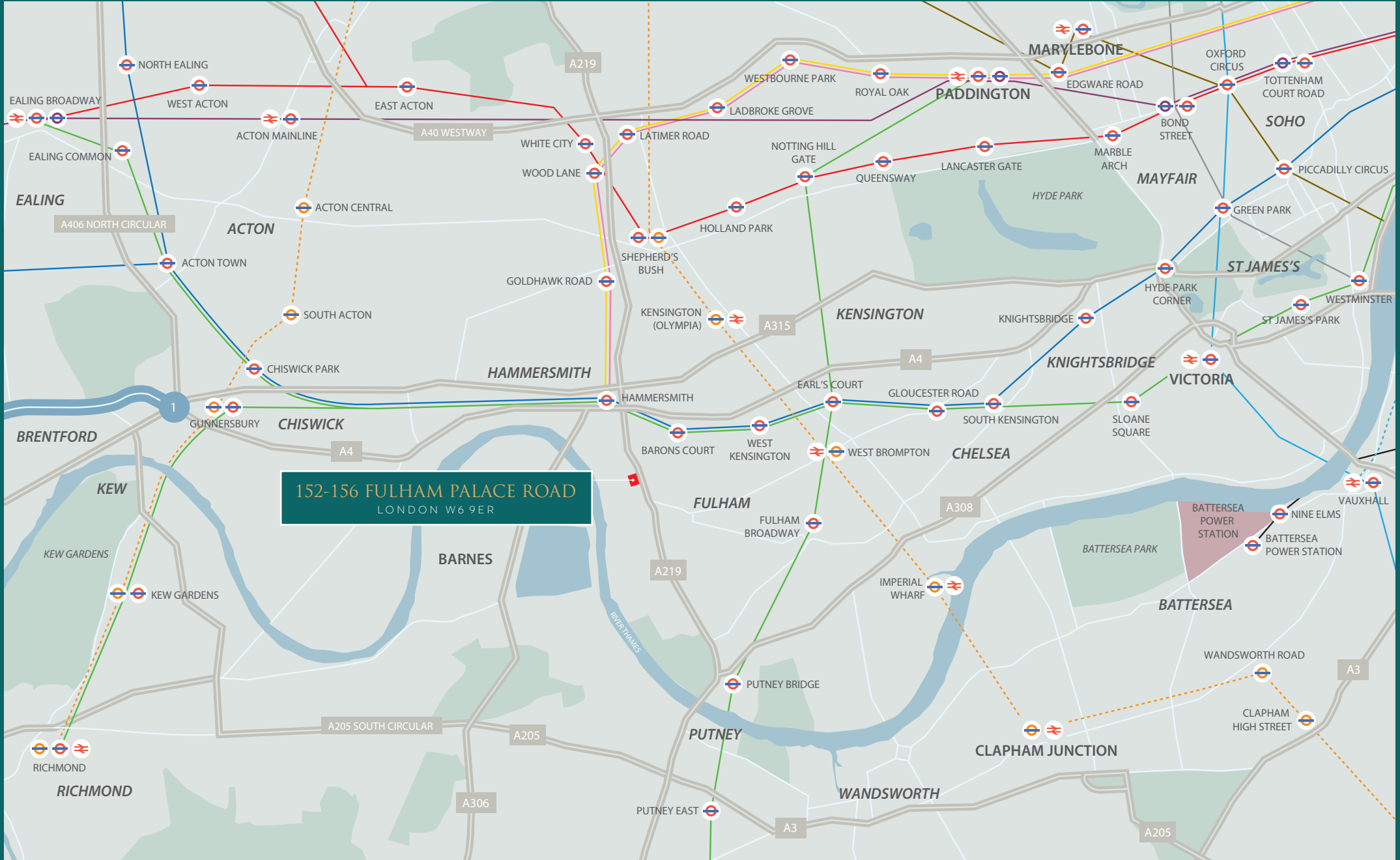
RIVER THAMES

SITUATION

Located at the Hammersmith Broadway end of Fulham Palace Road (A219). The premises are within 1 km of Kings Street Hammersmith, the Broadway transport hub, and the shopping centre. National retailers include Waitrose, Tesco, Sainsbury's Caffé Nero and Pret. The premises are directly opposite Charing Cross Hospital.

The riverside eateries and amenities along the "Thames Path" are within 0.5 km. Operators include the internationally renowned River Café, the Crabtree Public House, Sam's Brasserie and Riverside Studios.





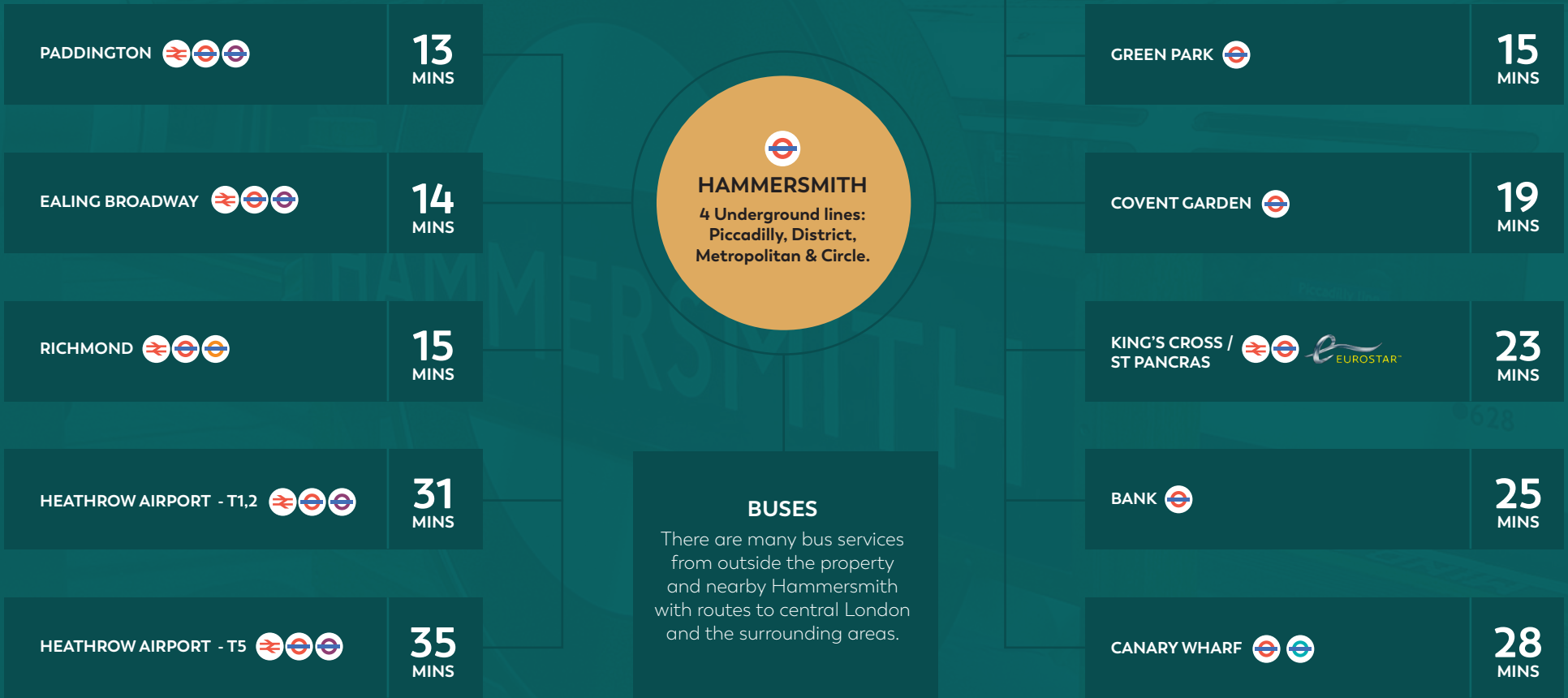
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TRANSPORT LINKS

Hammersmith station transport hub is only a 7 minute walk, with 4 underground lines and bus station.

By road, the A4 and M4 are close by with easy access to Central London (5 miles), Heathrow Airport (12 miles) and the M25 (13 miles).

Travel times from Hammersmith Underground station.



ACCOMMODATION

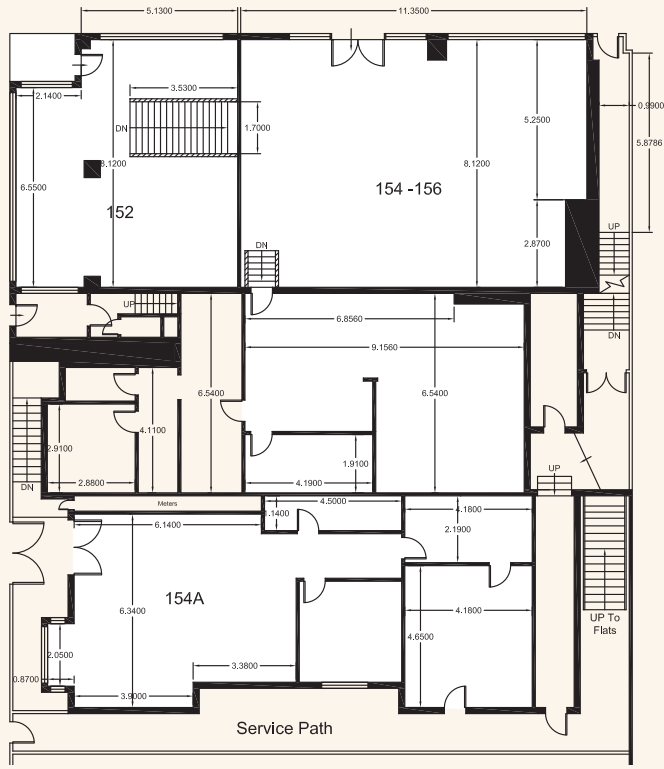
The premises comprise a double fronted shop unit, a corner shop with cafe and children's play centre and the added benefit of conservatory style glazed return frontage to Parfrey Street. Ground floor, lower ground floor and basement accommodation. There is a large converted flat to the rear with independent access from Parfrey Street.

The upper floors comprise 9 flats. There are two street level access points from Fulham Palace road and Parfrey street respectively.

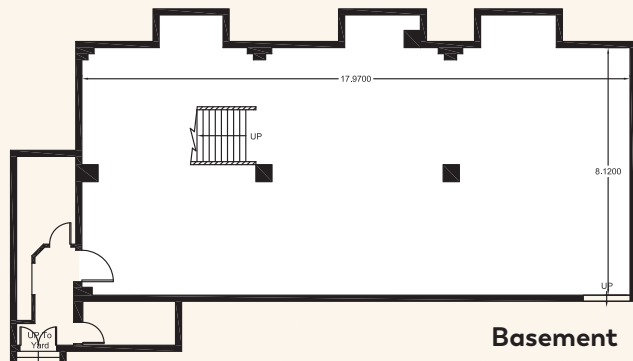


FLOOR PLANS

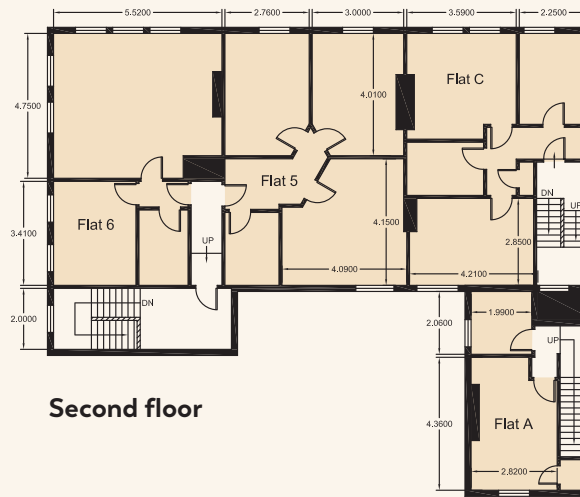
- Retail area
- Residential area



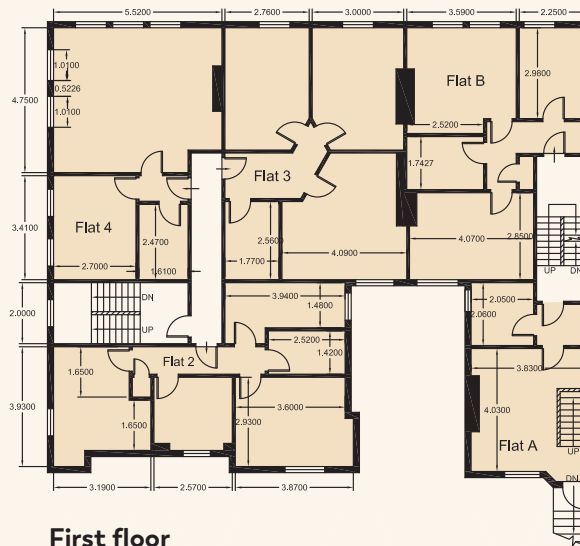
Ground floor



Basement

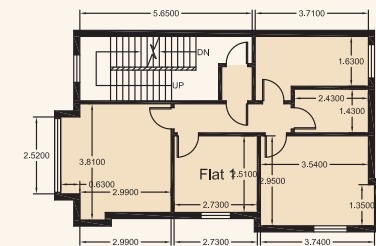


Second floor



First floor

ACCOMMODATION	SQ M
Retail Unit, 152 Ground Floor & Basement	230.88
Retail Unit, 154-156 Ground Floor	188.68
154A, Ground Floor	107.45
Flat 1	46.84
Flat 2	43.65
Flat 3	48.57
Flat 4	40.87
Flat 5	49.22
Flat 6	41.81
Flat A	45.73
Flat B	41.53
Flat C	41.53
Common Areas	71.44
External	84.33
TOTAL	1,082.53



Raised ground floor

TENANCY SCHEDULE

Address	Tenant	Lease Terms	Rent p.a.	ERV	SQ M	SQ FT	Notes
1 James Wendon House	Almanza	Contractual Periodic Tenancy commencing April 2019.	£19,200	-	46.84	504	-
2 James Wendon House	Durvasula	Contractual Periodic Tenancy commencing May 2017.	£18,960	-	43.65	470	-
3 James Wendon House	Johnston	Contractual Periodic Tenancy commencing May 2020.	£15,660	-	48.57	523	-
4 James Wendon House	Sangiori	AST commencing 30th September 2023.	£18,960	-	40.87	440	-
5 James Wendon House	Tana	Contractual Periodic Tenancy commencing August 2020.	£17,280	-	49.22	530	-
6 James Wendon House	Del Vecchio	Contractual Periodic Tenancy commencing April 2022.	£16,800	-	41.81	450	-
156A Fulham Palace Road	Francis	AST commencing 9th October 2023.	£17,160	-	45.73	492	-
156B Fulham Palace Road	Walker	AST commencing January 2023.	£19,680	-	41.52	447	-
156C Fulham Palace Road	Wolynski	AST commencing 21st October 2023.	£18,600	-	41.53	447	-
Former storeroom (now large one bed flat) at rear of n.o.s 152-154 and 156 Fulham Palace Road.	Ghumra and Patel	21 year lease inside the L&T Act from 8th February 2008.	£6,000	£14,400	107.45	1,156	Formerly a storeroom converted by the tenant to residential and obtained retrospective planning consent and a Deed of Variation permitting use as a flat. The tenant is in breach of a number of their lease obligations. Mechanism for rental uplift in place and not triggered. Planning consultants have advised there is strong potential to redevelop the premises into a townhouse or flats.
152 Fulham Palace Road (Ground floor retail unit) and basement 152, 154 and 156.	Bella Boos Soft Play Limited, Leslie Stowell, Richard Miles, and the Assignee's Guarantor Jamie John Hoult (by way of an assignment dated 10/10/2019).	25 year lease inside the L&T Act from 8th February 2008.	£15,750	£35,000	230.88	2,484	The rent reviews due on 1/6/2013, 2016, 2019, and 2022 remain untriggered.
154-156 Fulham Palace Road (Ground floor retail unit).	Bury Food & Wine - Nagarajah Narendra, Mohamed, Rajah, Ajmul and Mohammed Mushaid.	15 year lease inside the L&T Act from 1st October 2010.	£30,000	£45,000	188.68	2,030	The rent reviews due on 1/6/2013, 2016, 2019, and 2022 remain untriggered.
TOTAL			£214,050				

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LEASES & EPC'S

Please contact the joint auctioneers for further information and access to the dataroom.

RATEABLE VALUES UNDER 2023 RATING LIST

154-156: £27,250.
152 and basement: £21,250.

LEGAL COSTS

Each party are to bear their own legal and surveying costs incurred in this matter.

PROPOSAL

To be offered by way of online auction on 22nd February 2024 at a Guide Price of £3,850,000.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint auctioneers.



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