

LOT 15 - London

Commercial Auction - 21st March 2024

allsop



Freehold Shop & Residential Investment

242 North End Road, London, SW6 1NL

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GUIDE PRICE *

£850,000 - £875,000

Gross Initial Yield 3.79%

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Online

Bidding will open at 11.00 am for ALL lots. Lot 1 closes from 12.00 midday

Key Features

- Comprising a shop with a self-contained four bedroom maisonette above
- Total accommodation of approximately 222.79 sqm (2,398 sqft)
- Maisonette may have potential to extend at rear and/or reconfigure, subject to all consents
- 520 metres from West Brompton Rail & Underground Station (District Line)
- Affluent and fashionable South West London location
- VAT is not applicable
- **Six Week Completion Available**

Current Rent Reserved
£32,200 p.a.

Tenure

Freehold



Location

- ★ Fulham is a popular, affluent and fashionable suburb of South West London suburb bordered by Chelsea to the east, Hammersmith to the north and the River Thames to the south.
- ▲ Fulham is served by A4 to the north, whilst Wandsworth Bridge Road (A217) and Putney Bridge (A219) provide access to the A3 to the south
- 🚇 West Brompton, West Kensington, and Fulham Broadway Underground Stations are close by.
- 🚦 The property is situated on the west side of North End Road (B317), close to the busy junction with Lillie Road (A3218).
- 🛒 Occupiers close by include Paddy Power (adjacent), Superdrug (opposite) and a wide range of local businesses.

Planning

- The first, second and third floor maisonette may have potential to extend at the rear and/or reconfigure, subject to obtaining all the necessary consents. All enquiries should be made with the local authority. Website: www.lbhf.gov.uk.

VAT - VAT is not applicable to this Lot.

Allsop

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Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
All in One Food & Wine Limited	Ground Floor	56.77 sq m	611 sq ft	16 years from 16.09.2009 Rent review every 4th year FR with insurance contribution	£16,000 p.a.	Reversion 2025
	Basement	49.79 sq m	536 sq ft			
	Subtotal	106.56 sq m	1,147 sq ft			
Individuals	First, Second & Third Floor Maisonette - 5 rooms, kitchen and bathroom	116.23 sq m	1,251 sq ft	12 month AST from 01.02.2022.	£16,200 p.a.	Holding Over
Total		222.79 sq m	2,398 sq ft	Total	£32,200 p.a.	

Not measured by Allsop LLP. The floor areas have been provided by the Vendor.

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9





Featured 11









Disclaimer

Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,750** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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