

London SW6 - 281-283 Lillie Road, Fulham SW6 7LL
Freehold Vacant Retail & Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



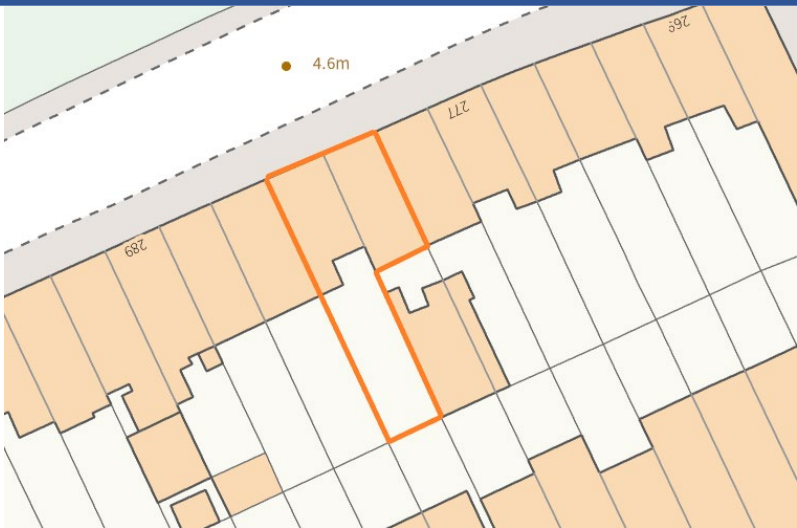
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Investment Consideration:

- Purchase Price: £425,000
- Rental Income: £400 p.a.
- ERV: £32,400 p.a. GIY: 7.62%
- VAT is NOT applicable to this property
- In same ownership for more than 30 years
- Comprises vacant ground floor retail shop with basement (No.281)
- Includes retail shop (No.283) and 3 residential flats above, all of which have been sold-off
- Situated in the heart of a well-established antiques and galleries district, with occupiers nearby including Co-Op Food, Art Studio, Café, Dry Cleaners, Takeaway and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 281 (Ground Floor & Basement)	Ground Floor: 33 sq m (355 sq ft) Basement: 33 sq m (355 sq ft)	Vacant		ERV: £32,000	
No. 283 (Ground Floor & Basement)	Retail Shop: Sold-off	Individual	999 Years from 25 December 1991	£100	Note 1: FRI
No. 281 (First Floor)	Residential Flat: Sold-off	Individual	125 Years from 25 December 1991	£100	Note 1: FRI Note 2: Reversion 2116
No. 283 (First Floor)	Residential Flat: Sold-off	Individual	125 Years from 25 December 1991	£100	Note 1: FRI Note 2: Reversion 2116
No. 281 - 283 (Second Floor)	Residential Flat: Sold-off	Individual	125 Years from 25 December 1991	£100	Note 1: FRI Note 2: Reversion 2116
Total				£400	

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Property Description:

Comprises vacant ground floor shop with basement (No.281), along with retail shop (No.283) and three residential flats above (No.281-283), all of which have been sold-off, providing the following accommodation and dimensions:

Shop No.281:

Ground Floor: 33 sq m (355 sq ft)

Basement: 33 sq m (355 sq ft)

Shop No.283: Sold-off

Flats No.281-283: Sold-off

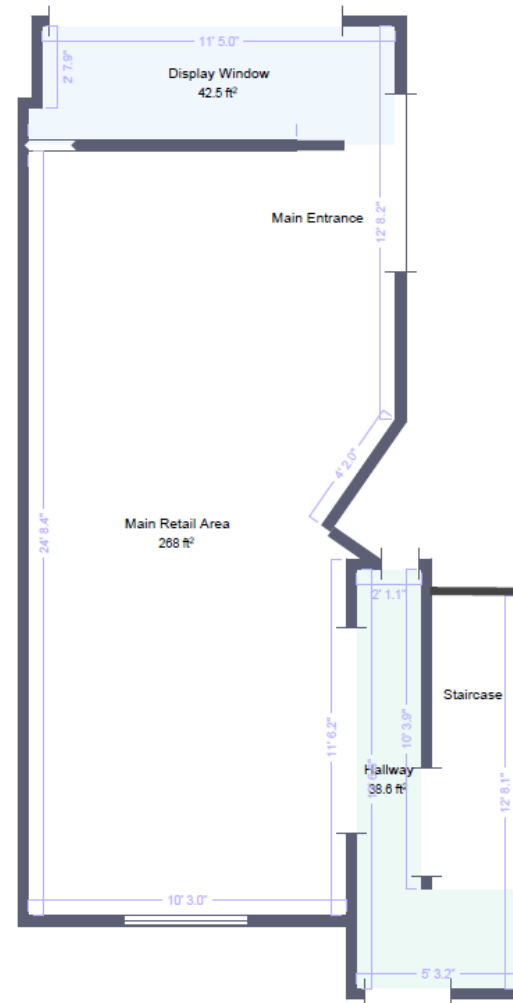
Total Retail GIA: 66 sq m (710 sq ft)

Tenancy:

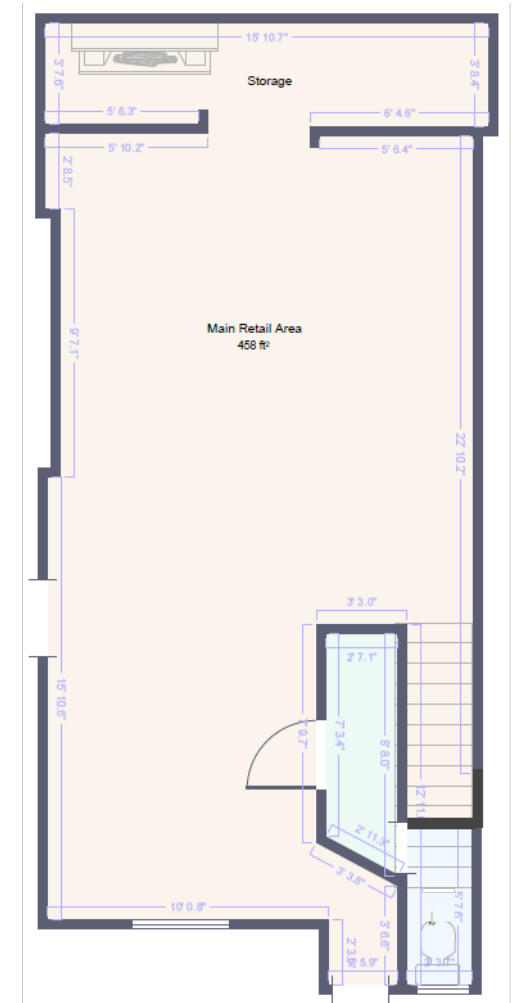
The retail shop (No.281) is at present vacant. ERV: £32,000 p.a.

The retail shop (No.283) has been sold-off for a term of 999 Years from 25th December 1991 with ground rent of £100 p.a.

The 3 residential flats at first and second floor (No.281-283) have been sold-off for a terms of 125 Years from 25th December 1991 with ground rent of £100 p.a. each (£300 combined).



Ground Floor



Basement

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Shop No.281



Shop No.283 (sold-off)

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Shop No.281

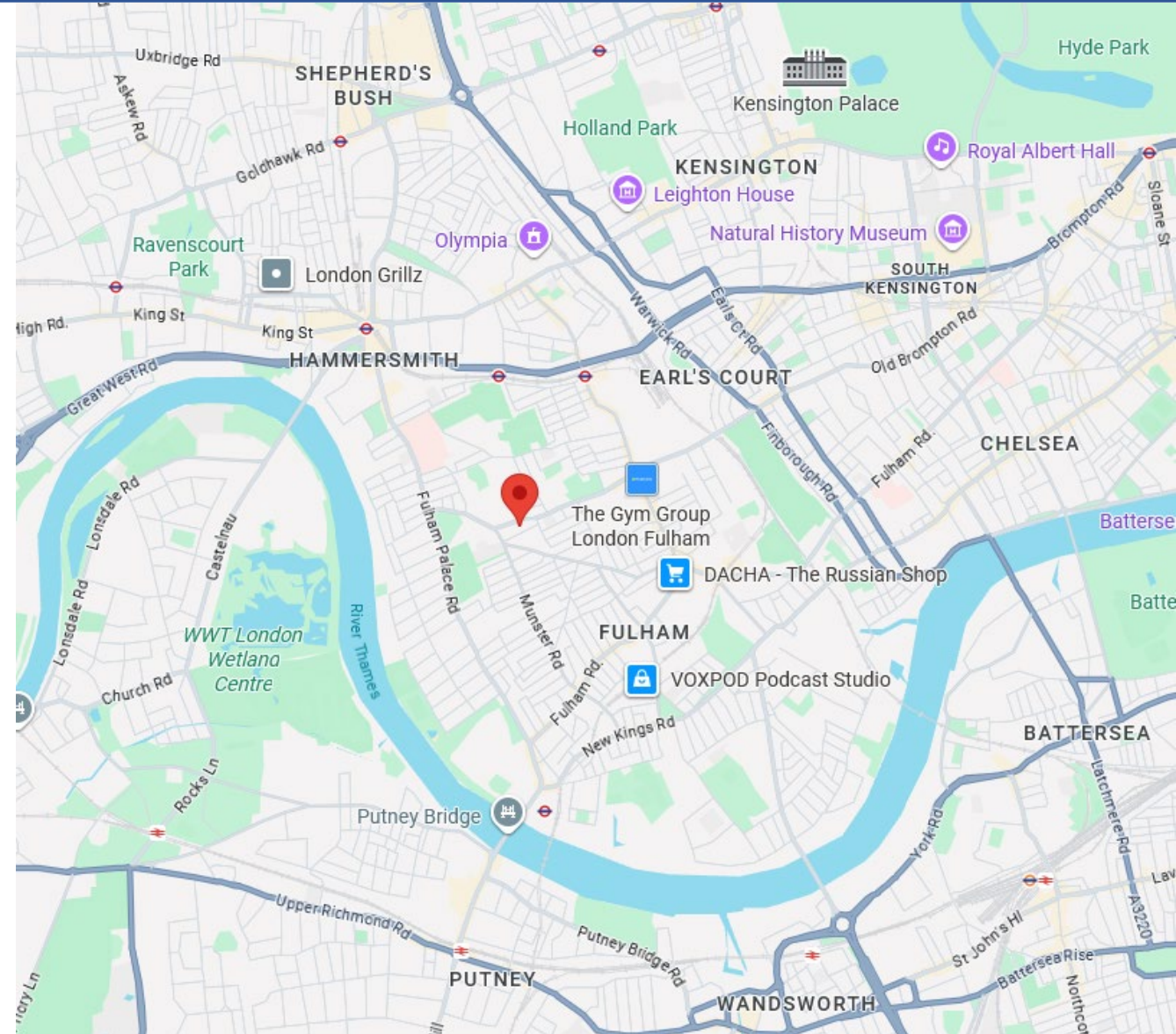
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Location:

The property is situated on the south side of Lillie Road, at its junction with Humbolt Road. West Kensington Underground Station (District Line) is situated 0.7 miles to the north-east and West Brompton Underground Station (District Line) is situated 0.6 miles to the east. In addition Fulham Broadway is located 0.9 miles to the south-east. The A3218 is immediately accessible, providing access to Fulham Palace Road (A219) in the west and North End Road (B317) in the east. The A4 is to the north providing access to the M4 and in turn the M25. Normand Park is readily accessible 0.1 miles to the east. The property is situated in the heart of a well-established antiques and galleries district, with occupiers nearby including Co-Op Food, Art Studio, Café, Dry Cleaners, Takeaway and many more.



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Contacts:

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