

FOR SALE

FREEHOLD INVESTMENT

61. 62 AND 62A WALHAM GROVE, FULHAM, LONDON SW6 1QR

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FREEHOLD RETAIL & RESIDENTIAL INVESTMENT**
- **PART LET (NUMBER 62 AT £20,000 PA)**
- **VACANT SHOP AND VACANT RESIDENTIAL FLAT**
- **ERV APPROXIMATELY £63,000 PA**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is situated in a prominent location, just off the busy and vibrant North End Road in Fulham. Nearby traders include Papa Johns, Snappy Snaps, Holland and Barrett, Rymans and many independent traders, food take-aways and cafes.

Fulham Broadway Underground Station is within approximately 450m of the property providing services via the District Line. West Brompton Mainline station is within approximately 1km of the property providing London Overground and Southern rail services.

DESCRIPTION

The property is arranged over ground and first floors. The ground floor comprises two self contained retail units, one of which benefits from A5 Take-away use. Both retail units have the benefit of full height, useable basements.

There is a separate access from the front of the property to a residential flat on the first floor. The flat comprises two bedrooms, lounge, bathroom and kitchen with a large rear balcony.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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FLOOR AREAS

The properties have the following approximate internal floor areas:-

61 Walham Grove (NIA)

| | | |
|-----------------------|-------------------|-------------------|
| Retail | 32.8 sq. m | 353 sq. ft |
| Rear office/ store | 7.6 sq. m | 82 sq. ft |
| Basement | 21.7 sq. m | 233 sq. ft |
| TOTAL | 62.1 SQ. M | 668 SQ. FT |

62 Walham Grove (NIA)

| | | |
|---------------------|-------------------|-------------------|
| Retail & Kitchen | 27.9 sq. m | 300 sq. ft |
| Basement | 25.5 sq. m | 274 sq. ft |
| TOTAL | 53.4 SQ. M | 574 SQ. FT |

62a Walham Grove (GIA)

| | | |
|--------------|-------------------|-------------------|
| Flat | 68.6 sq. m | 738 sq. ft |
| TOTAL | 68.6 SQ. M | 738 SQ. FT |

ENERGY PERFORMANCE CERTIFICATE

The properties have the following EPC ratings:

| | |
|------------------|------|
| 61 Walham Grove | E101 |
| 62 Walham Grove | D82 |
| 62a Walham Grove | E42 |



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TENURE

Freehold subject to the occupational lease of 62 Walham Grove for a term expiring September 2034 at a current rent of £20,000 per annum. There is an outstanding rent review from 5th September 2019.

The retail unit at 61 Walham Grove and the residential flat are currently vacant.

We consider the Estimated Rental Value to be in the region of:

| | |
|-------------------------|-------------------|
| 61 Walham Grove | £20,000 pa |
| 62 Walham Grove | £22,000 pa |
| <u>62a Walham Grove</u> | <u>£21,000 pa</u> |
| TOTAL ERV | £63,000 pa |

PRICE

Offers are being invited for the freehold interest at £1,150,000.

VIEWING

Strictly by appointment through Sole Agents Sneller Commercial.

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