

FOR SALE

SOLD WITH GROUND FLOOR SHOP PRELET & PLANNING PERMISSSION TO CONVERT UPPER PARTS TO 2 x 1 BEDROOM FLATS



794 FULHAM ROAD, LONDON, SW6 5SL

OFFERS IN EXCESS OF £850,000 FOR THE FREEHOLD

DESCRIPTION:

A well located Freehold office & retail investment with residential development opportunity on the upper parts. Sold with planning permission to convert the upper parts to 2 x 1 bedroom flats and a prelet of the commercial shop at £20,000 per annum exclusive.

LOCATION:

The property is situated on the prestigious Fulham Road and is in close proximity to Putney Bridge Underground Station (District Line & Hammersmith & City Line). Local bus routes and road links to the A304, A205, A4 & M4 provide for excellent access to and from the area.

FLOOR	SQ M	SQ FT	USE	Rent
Basement	19.00	204.44	A1/A2	£20,000 p.a
Ground	48.82	525.30	A1/A2	
First	47.00	505.72	C3/B1 Not established	Vacant
Second	58.00	624.08	C3/B1 Not established	Vacant

TENURE:

Upper parts are sold with vacant possession. The commercial shop will be sold with a prelet at £20,000 per annum exclusive on 5 years lease contracted out of Part 2 L&T Act 1954.

EPC:

The EPC is available upon request.

RATING & COUNCIL TAX:

The commercial premises are rated at £15,250 RV. Based on 2019/2020 0.491 multiplier the rates payable is approx. £7,500 per annum. The upper parts are elected for council tax with F banding. The council tax payable is £1,563.66 for the period of 2019/2020.

FURTHER INFORMATION

Viewing stricly by appointment only with Erikas Grigaliunas AssocRICS

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