

99 Fulham Palace Road Hammersmith W6 8JA



**TOWN CENTRE INCOME PRODUCING
INVESTMENT £99,200 PA (WHEN FULLY LET)
2 COMMERCIAL UNITS – LET
3 FLATS OFFERED WITH VACANT POSSESSION
OFFERS IN EXCESS OF £1,650,000 FREEHOLD
SUBJECT TO EXISTING LEASES**

Willmotts (Ealing) Ltd, Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The premises are in a prime position on the Eastern side of Fulham Palace Road with its junction with Biscay Road. It is well served by transport links into the West End of London and Heathrow Airport via Great West Road and the A4. Local public transport links are excellent with the Piccadilly, District, Circle and Hammersmith & City Lines being just 0.2 miles away along with Hammersmith Broadway Shopping centre.

Description:

The property is arranged on Basement, Ground and two upper floors and is of traditional brick elevations, under a pitched slated roof. The ground floor provides retail accommodation, currently fitted out as a Cafe with timber and glazed shop front. In addition, the return frontage also provides a single storey addition which is currently fitted out as a mini cab office.

The upper parts are self-contained and arranged as 3 flats (2 x 1B flats and a split level 2B maisonette). Historically the flats have been let out on AST's and have produced an income in the region of £55,000 per annum. The flats would benefit from redecoration and upgrading.

The flank wall on the side return to Biscay Road has had an advertising hoarding in the past and generated income of £15,000 per annum. We believe it may be possible to reinstate this feature subject to planning and will demand a reasonable income stream. Buyers are urged to undertake their own due diligence in this regard.

User:

We believe the premises fall under Class E shop, Sui Generis & C3 Dwelling houses of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Accommodation & tenancy Schedule:

The property offers the following (NIA) approximate dimensions: -

Floor	Type	Tenant	Sq M	Sq Ft	Lease End Date	Review Date	Rent/ERV	EPC
GF/Basement	Café	Mateen Samia	79.9	860	31/03/2030	31/03/2023 & 31/03/2027	£37,000	
GF	Mini Cab Office	Hurlingham Cars Ltd	23.97	258	03/09/2025	04/09/2020	£10,000	F
FF	Flat 1	Vacant	24.53	264	N/A	N/A	£13,200	D
FF	Flat 2	Vacant	33.07	356	N/A	N/A	£16,900	C
TF	Flat 3	Vacant	62.89	677	N/A	N/A	£22,100	D
			224.4	2415			£99,200	

EPC:

A copy of the EPC is available upon request.

Terms:

Offers in excess of £1,650,000 are sought for client's Freehold interest. A purchase at this level would show a NIY of 5.66% subject to purchaser standard costs at 5.86%.

Legal Fees:

Each party to bear own legal costs.

Viewings:

By prior arrangements with seller's sole agent Willmotts.

AML

Money Laundering In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

Contacts:

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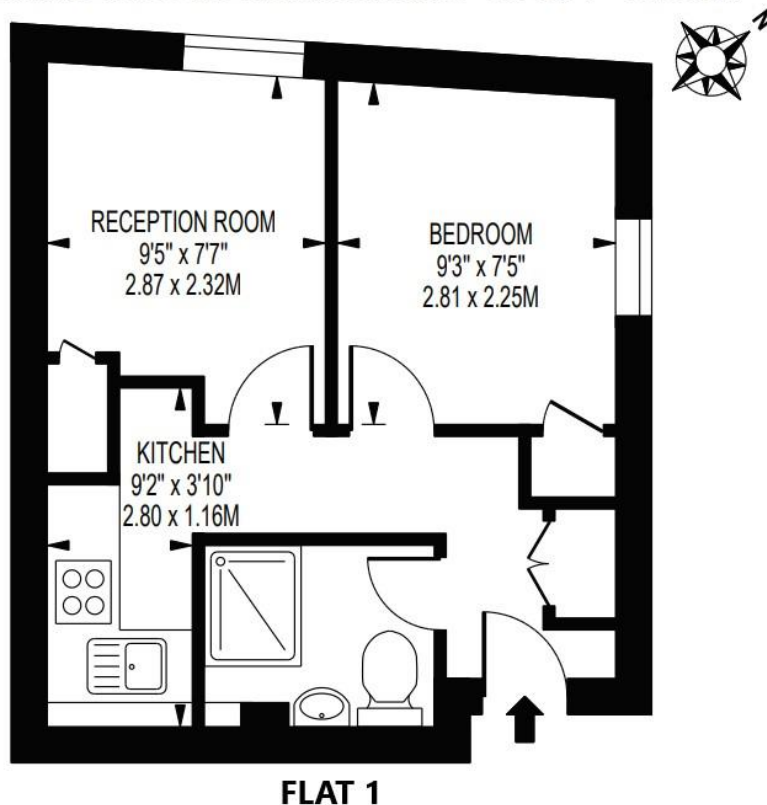
Varol Zafer - D: 020 8222 9946 M: 07900 224967 E:v.zafer@willmotts.com

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important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- 3 Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

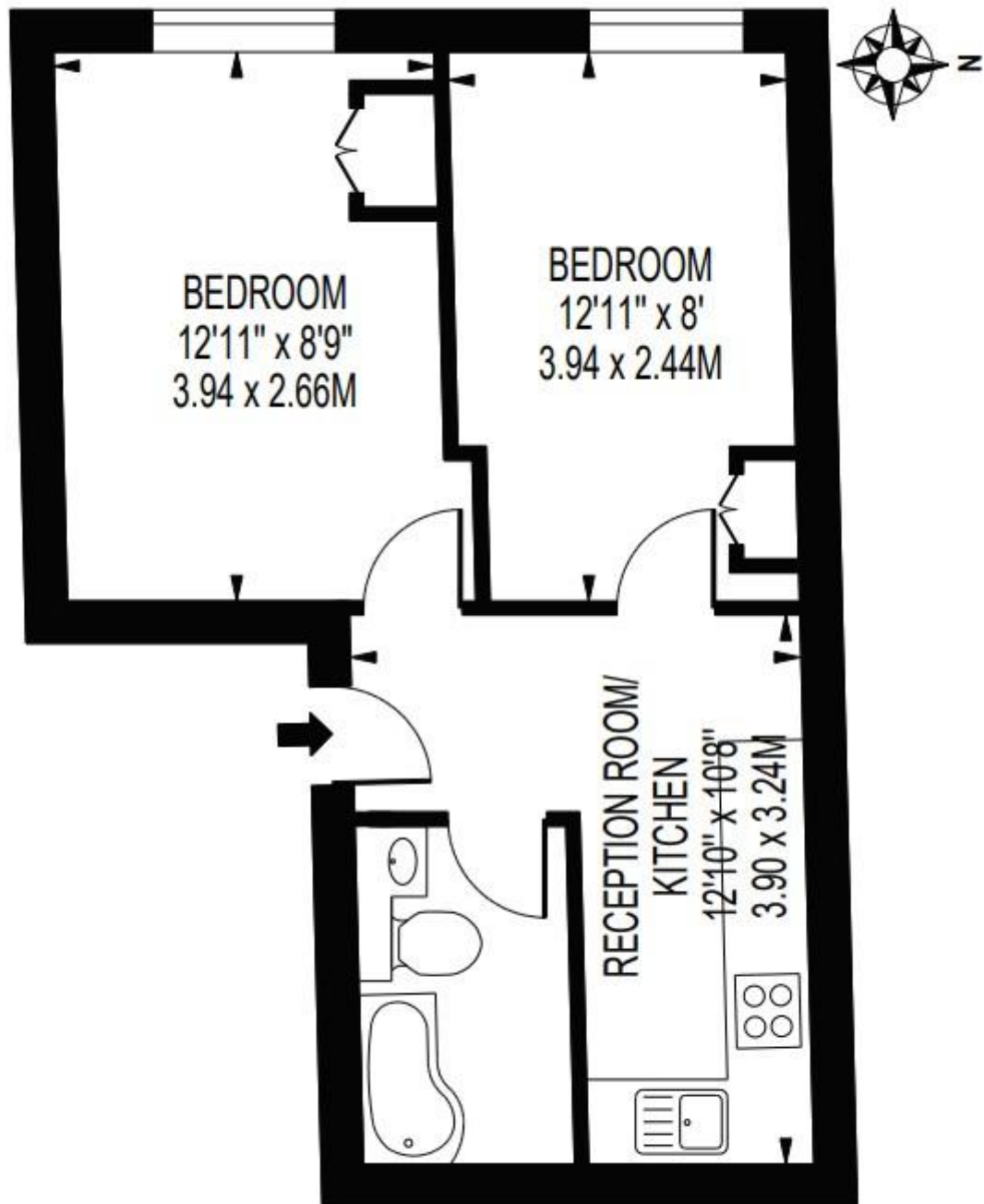
APPROXIMATE GROSS INTERNAL FLOOR AREA: 264 SQ FT - 24.55 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

APPROXIMATE GROSS INTERNAL FLOOR AREA: 356 SQ FT - 33.09 SQ M



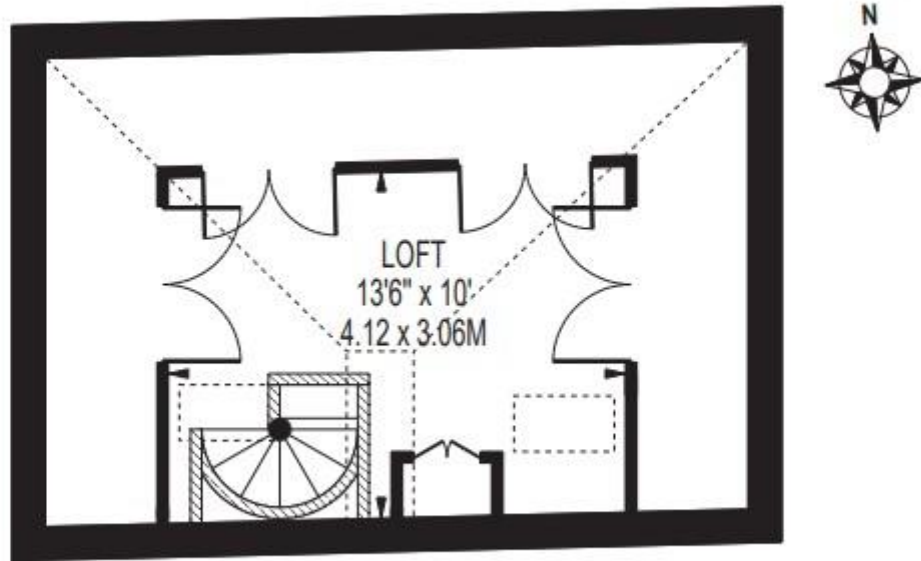
FLAT 2

FOR ILLUSTRATION PURPOSES ONLY

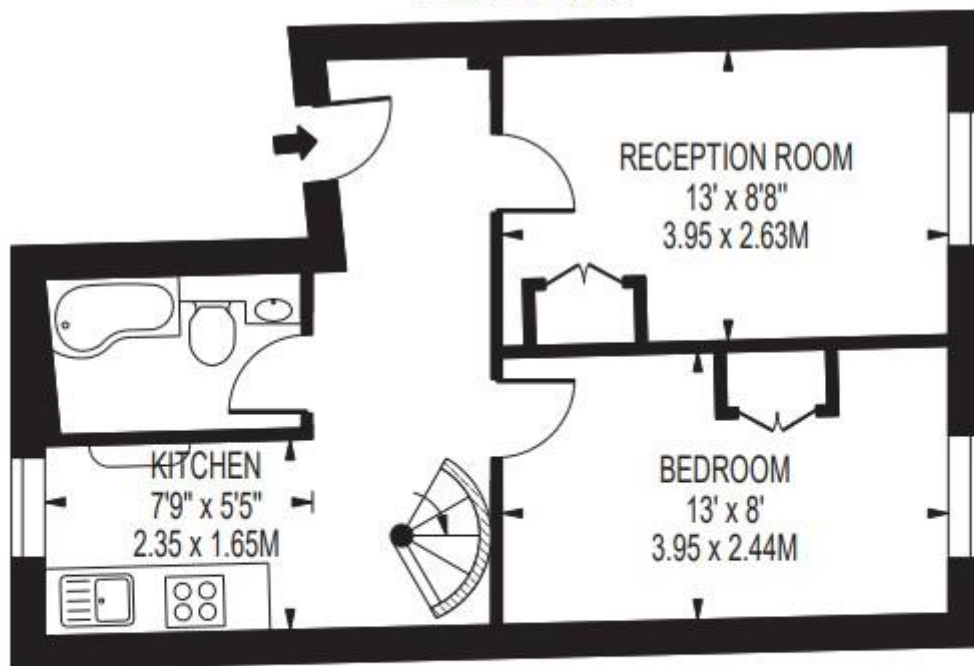
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APPROXIMATE TOTAL INTERNAL FLOOR AREA: 677 SQ FT - 62.86 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 275 SQ FT - 25.57 SQ M



THIRD FLOOR



FLAT 3

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