



Unconsented Residential Development Opportunity

222–224 Munster Road, Hammersmith & Fulham, London SW6 6AY

SUMMARY

- Unconsented development opportunity in the heart of Fulham – potential to add additional floorspace and reconfigure the existing.
- A prominent retail investment opportunity with potential to enhance existing value (Subject to necessary consents).
- Fully tenanted investment with income totalling approximately £125,000 per annum.
- Freehold for sale.

LOCATION

222-224 Munster Road is located in the London Borough of Hammersmith and Fulham in south west London, one of the capital's most affluent areas. The property is located approximately 4.6 miles (7.4 km) from Central London, north of the River Thames.

Fulham is one of the most prestigious residential areas in south west London and is home to affluent families and successful young professionals. The excellent transport links make it a very accessible retail and residential location. The population of Fulham is above the UK average in terms of affluence, with a significantly above average proportion of adults categorised within the most affluent social group AB. The property is well served by the London Underground network, being within walking distance of several stations on the District and Piccadilly lines; the closest being Parsons Green and Fulham Broadway. The A4 is situated approximately 0.6 miles (1.0 km) to the north, providing access to the M4 (Junction 1) to the west and Central London to the east. The A3 is accessible via Putney Bridge, which provides direct access to the South Circular, M4 and in turn the M25 motorway (Junction 4B).

DESCRIPTION

The property comprises a highly prominent corner building arranged over basement, ground and two upper floors. The ground floor comprises a modern restaurant arranged around a central bar, with a private dining area, kitchen and ancillary space to the rear. The property benefits from an attractive external terrace, which fronts Munster Road. The basement comprises office space, a staff room, customer WCs and further ancillary accommodation.

The first and second floors are arranged as two, split level apartments with self-contained access via Orbain Road. Each three bedroom apartment contains a spacious living and dining area along with a kitchen and two bathrooms. The property's position on the road sees its sit one storey in height lower than the surrounding street scene – it is based on this that Colliers believe the potential existing for the additional or a stepped mansard floor.



GUIDE PRICE

Offers are invited via private treaty on a **£POA** basis.

Development Potential

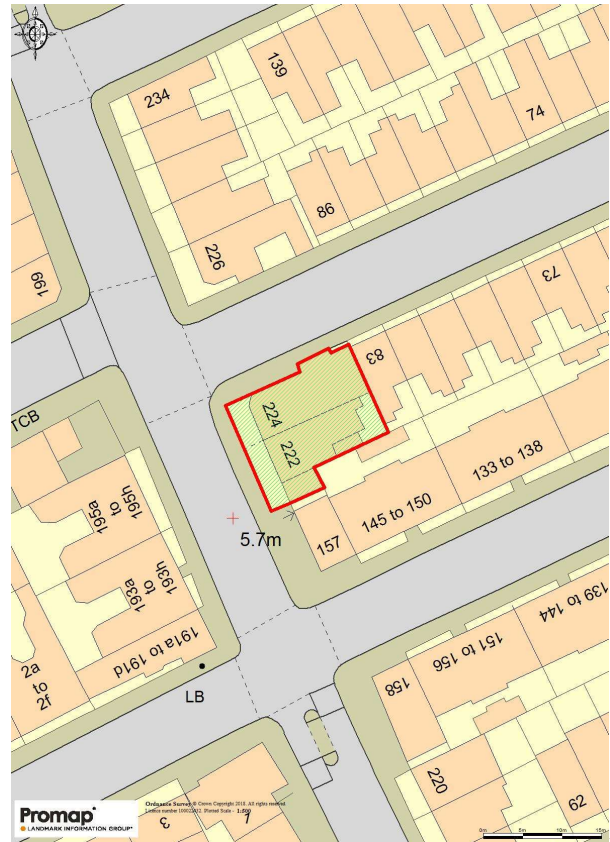
The vendors have not formally explored the property's planning potential via a pre-application or planning application. Based on advice from Colliers planning department and local architects, Colliers are advising parties of the potential to reconfigure the 2 x existing residential duplex units into 4 x 1 bedroom apartments with the potential addition of one or two storeys added to the roof level.

METHOD OF SALE

The property is for sale by private treaty. If a bid date is set in due course all parties will be notified. The Vendor is not obliged to take the highest or any offer received.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site, outlined in red on the above Ordnance Survey extract (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars. The site is to be sold subject to any Planning Scheme or Development Plan or Agreement, Resolution or Notice, which may or may not come into force and subject to any statutory provisions or byelaws, without obligation on part of the vendor to supply them.



TENURE & LEGAL

The property is offered Freehold and will be subject to the existing tenancies. Each party to bare own legal costs.

VAT

The property has been elected for VAT. It is envisaged that the property sale will be treated as a transfer of concern (TOGC).

VIEWINGS & FURTHER INFORMATION

Strictly by prior appointment with sole agents, Colliers International.
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