

Lot 10, 376 North End Road, Fulham, London,

SW6 1LY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold South-West London Retail Investment with Residential Ground Rents

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold South-West London Retail Investment with Residential Ground Rents

- Affluent and Fashionable South-West London Location
- Predominantly let to a luxury Hair & Beauty Salon
- Lease expires October 2029 (subject to option)
- Lease contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954
- Includes 5 flats above, let on a long lease.
- 300 metres from Fulham Broadway Tube Station
- Nearby occupiers include Waitrose, Wholefoods Market, Caffé Nero, Holland & Barrett and PureGym
- VAT-free London Investment

**Lot**  
10

**Auction**  
15th December 2022

**Rent**  
£51,900 per Annum Exclusive

**Status**  
Available

**Sector**  
High Street Retail/Residential

**Auction Venue**  
Live Streamed Auction

On the Instructions of Telereal  
Trillium

### Location

**Miles** 0.6 miles to Kings Road, 0.8 miles to Queens Club ,1 mile to Hurlingham Club, 2.2 miles south-west of Hyde Park

**Roads** A4, A304, A308, M4

**Rail** Fulham Broadway (District), West Brompton (Overground & District), West Kensington (Overground & District)

**Air** London Heathrow

### Situation

Fulham is an affluent and fashionable south-west London suburb 5 miles south-west of Central London. The property is located in a excellent trading location on North End Road, just 300 metres from Fulham Broadway Tube Station. Numerous bus routes also serve the area providing easy access to Chelsea, Knightsbridge, the West End and other parts of London. Nearby occupiers include Waitrose, Wholefoods Market, Caffé Nero, Holland & Barrett, PureGym and various independent cafés, restaurants & boutiques.

### Tenure

Freehold. of the whole property and the virtual freehold interest of the first, second and third floors held for a term of 999 years from 28th March 2013 at a peppercorn rent.

### EPC

See legal pack

### Description

The property comprises a luxury Hair & Beauty salon arranged on the ground floor & basement and five separately accessed residential flats arranged on the first, second & third floors, let on a long lease.

### VAT

VAT is not applicable to this lot.

### Completion Period

6 week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Basement	Hair Salon/Ancillary Hair Salon/Ancillary	106.41 84.10	(1,145) (905)	HAIR BIAN LTD (1) (t/a Hair Bian)	10 years from 04/10/2019 (2) with a rent review on 04/10/2024	£50,000
First, Second & Third	5 Residential Flats	-	-	VARIOUS	5 leases each held for 125 years from 25/06/2012	£1,900
<b>Total Commercial Area</b>		<b>190.51</b>	<b>(2,050)</b>			<b>£51,900</b>

(1) www.hairbian.com.

(2) The lease is subject to a tenant option to break on 04/10/2024 and is contracted outside the provisions of the Landlord & Tenant Act 1954

NB: As to the residential flats, the tenants have been served notice pursuant to section 5B of the Landlord & Tenant Act 1987, but the tenants have not responded to the notices within the timeframe & therefore the tenants are not able to exercise their rights of pre-emption on this sale.

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## Contacts

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