

Lot 1, 237 Munster Road, Fulham, London,

SW6 6BT

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Well Located Freehold Retail and Residential Ground Rent Investment

www.acuitus.co.uk

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Property Information

Well Located Freehold Retail and Residential Ground Rent Investment

- Shop let to Bakery trading as Little Sourdough Kitchen
- Lease expires May 2027
- Includes two flats above let on long leases
- VAT free investment
- Situated within an established local parade in an affluent South-West London suburb
- Nearby retailers include Tesco Express, Co-operative Convenience Store as well as a number of independent cafés, restaurants & boutiques

Lot

1

Auction

30th March 2023

Rent

£21,300 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

0.8 miles from Parsons Green, 1 mile from King's Road, 2.2 miles south-west of Hyde Park

Roads

A4, A304, A308, A3218, A3219, M4

Rail

Parsons Green (District Line), Fulham Broadway (District Line), Hammersmith (Piccadilly, District and Hammersmith & City Lines), West Brompton (Overground & District Line)

Air

London Heathrow

Situation

The property is situated in an established parade within a popular and affluent retail and residential location on the western side of Munster Road. The property boasts excellent communication links being 0.8 miles from Parsons Green Station (District Line) and 1 mile from Fulham Broadway Station (District Line). Nearby retailers include Tesco Express, Co-operative Convenience Store as well as a number of independent cafés, restaurants & boutiques

Tenure

Freehold.

EPC

Band C

Description

The property comprises an artisan bakery arranged on the ground floor and basement. The upper floors comprise two separately accessed flats let on long leases.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground Basement	Retail/Ancillary Ancillary	46.30 48.80	(498) (525)	MARCO POLO GEMELLI BAKERY & COFFEE LTD (t/a Little Sourdough Kitchen) (2)	10 years from 15/05/2017	£21,000
First/Second	Two Residential Flats	-	-	TWO INDIVIDUALS	Two leases each let for 125 years from 11/01/2005	£300 doubling in 2030 and every 25 years thereafter
Total Commercial Area		95.10	(1,023)			£21,300

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) Little Sourdough Bakery is an artisan bakery that offers a wide variety of fresh bread and pastries (www.facebook.com/people/Little-Sourdough-Kitchen). Please note a rent deposit of £4,750 is held by the landlord.

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September 2020