

207 Munster Road Fulham, London SW6 6BX

lot 37

Freehold Retail & Residential
Investment in Prime London Location

- Including 2 Self-Contained Residential flats let on Assured Shorthold Tenancies
- Planning permission granted for use of the basement and part ground floor as a self-contained two bedroom maisonette
- Benefits from rear garden and roof terrace
- Highly affluent and sought after West London location in 'Munster Village'
- Six Week Completion

Rent
£50,740.80
per annum
exclusive
(subject to
Note 2)



On behalf of
Joint LPA
Receivers



Location

Miles: 1.5 miles south of Hammersmith
2.6 miles west of Chelsea
4 miles south-west of Central London
Roads: A4, M4 (Junction 1), M25 (Junction 15), A219, A3
Rail: Parsons Green Underground Station,
Fulham Broadway Underground Station (District Line)
Air: London Heathrow Airport, London Gatwick Airport

Situation

The property is situated within a popular retail and residential location known locally as 'Munster Village' which is characterised by boutique retailers, delicatessens and various leisure establishments. Fulham Broadway is within walking distance providing an extensive range of national occupiers and local amenities.

Description

The property comprises a ground floor retail unit with basement, a self-contained flat with kitchen, bathroom and 2 rooms on the first floor and a maisonette on the second and third floors arranged to provide kitchen, bathroom, 3 rooms and a roof terrace. The property also benefits from a garden to the rear.

Tenure

Freehold.

Planning

Full planning permission has been granted under Application Reference 2012/02795/FUL, for use of the basement and part ground floor as a self-contained two bedroom flat. For further information, please refer to the planning documents in the legal pack or to:
Hammersmith & Fulham Council, Town Hall, King Street, Hammersmith, London W6
Tel: 020 8748 3020. Website: www.lbhf.gov.uk

VAT

VAT is not applicable to this lot.

Note

The property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x
Basement	Ancillary	62.48 sq m (673 sq ft)	A PERRY	Tenancy at will (1)	£12,000 (2)
Ground	Retail	46.75 sq m (504 sq ft)			
First	Residential – 2 Rooms, Kitchen and Bathroom	47.75 sq m (514 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy from 22/10/2012 until 21/10/2013	£16,900.80
Second & Third	Residential – 3 Rooms, Kitchen and Bathroom	79.43 sq m (855 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy from 12/11/2012 until 11/11/2013	£21,840
Totals		236.41 sq m (2,546 sq ft)			£50,740.80 (3)

- (1) The tenant is occupying under a tenancy at will.
- (2) The tenant is not currently paying the rent.
- (3) The rent from the residential Assured Shorthold Tenancies has been annualised.

For further details please contact:

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