

## 305 North End Road Fulham, London W14 9NS

lot 9

### Freehold Retail, Leisure and Residential Investment

- Affluent and fashionable South-West London location
- Ground floor Retail Unit and lower ground Bar/Nightclub
- Three residential flats on Assured Shorthold Tenancies on upper floors
- Nearby occupiers include Holiday Inn, William Hill, Superdrug and Paddy Power
- Six Week Completion

Rent  
£64,620  
per annum  
exclusive



### On behalf of Joint LPA Receivers

#### Location

Miles: 0.9 miles to Kings Road  
0.6 miles to Queens Club  
2.2 miles south-west of Hyde Park

Roads: A4, A304, A3218, M4

Rail: West Kensington (Overground & District)  
West Brompton (Overground & District)  
Fulham Broadway (District)

Air: London City, London Heathrow

#### Situation

Fulham is an affluent and fashionable south-west London suburb some 5.5 miles west of Central London. Earls Court is some 0.6 miles to the east with Putney approximately 2.5 miles to the south-west. The property is prominently situated on the eastern side of the busy North End Road, a major route linking Kensington with Fulham Road, close to its junction with Lillie Road/Old Brompton Road (A3218). Nearby occupiers include Holiday Inn, William Hill, Superdrug and Paddy Power.

#### Description

The property comprises a ground floor retail unit, a self-contained bar/nightclub on lower ground and three residential flats on upper floors accessed from the rear.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers, Philip Matthews and Edward Starling, and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	47.38 sq m (510 sq ft)	<b>INDIVIDUAL t/a Ayubi Carpets Ltd (1)</b>	20 years from 12/02/2013 until 11/02/2033	£12,000	12/02/2017 and 4 yearly thereafter
Lower Ground	Bar/ Nightclub	50.72 sq m (546 sq ft)	<b>INDIVIDUAL t/a Ted's Place Nightclub (2)</b>	15 years from 15/10/2013 until 14/10/2028 (3)	£13,000	15/10/2018 and 15/10/2023
	Flat A – Residential	Not Measured	<b>INDIVIDUAL</b>	AST for 12 months from 31/12/2012	£14,400	(31/12/2013)
	Flat B – Residential	Not Measured	<b>INDIVIDUALS</b>	AST for 12 months from 30/08/2013	£12,740	(30/08/2014)
	Flat C – Residential	Not Measured	<b>INDIVIDUAL</b>	AST for 12 months from 30/06/2013 (4)	£12,480	(30/06/2014)
<b>Totals</b>		<b>98.10 sq m (1,056 sq ft)</b>			<b>£64,620</b>	

(1) The tenant has been in occupation for at least 12 years.

(2) The lower ground floor has been trading as a nightclub since the 1960's and as Ted's Place since the 1980's.

(3) The lease of the lower ground floor provides a tenant only option to determine at the fifth and tenth anniversary of the term.

(4) The Assured Shorthold Tenancy for Flat C provides a rolling tenant option to determine, subject to no less than one month's notice.

#### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk

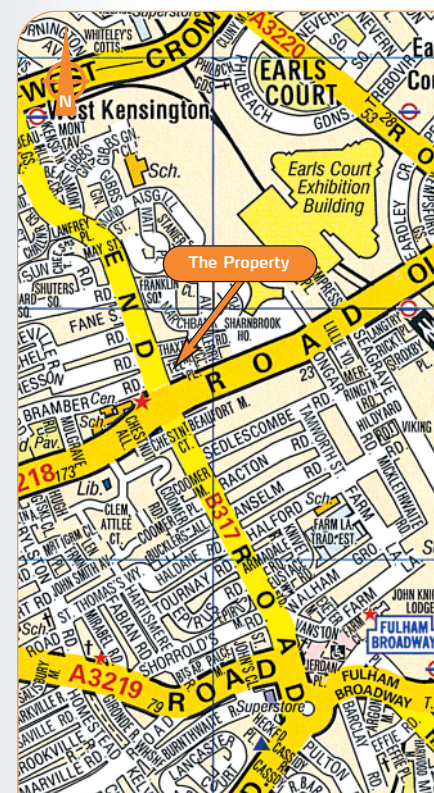
**Sandy Hamilton**  
Tel: +44 (0)20 7034 4861.  
Email: sandy.hamilton@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Asset managed by:



#### Solicitors:

**Lawrence Graham LLP**  
4 More London Riverside, London SE1 2AU.  
Tel: +44 (0)20 7759 6566.  
Email: stuart.glover@lg-legal.com  
Ref: Stuart Glover.



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