



All enquiries Ref: Callum Glenn



- Freehold Retail Investment
- Premier Chelsea/ Fulham Boarder Location
- Rent Reserved £24,000 per annum
- Rent Review March 2030

Location:

The property forms part of this highly visible retail parade fronting Fulham Road between Fulham Broadway and Gunter Grove. This established and fashionable location serves a densely populated immediate catchment, is less than a 10-minute walk to Fulham Broadway Underground Station (district line) and benefits from a high volume of passing vehicular traffic with regular bus services enhancing transport links.

Description:

The property forms part this parade and is a well maintained and presented mid terrace building arranged to provide retail accommodation at ground floor level with two separate flats, one rear ground and lower ground floor flat and a two-floor maisonette above with each of these residential elements sold on long leases. The ground floor retails space has been well fitted out by the tenant and trades as "Men's Grooming Room" barbers' shop.

Accommodation:

Retail Zone A: 22.6sqm (243sqft)
 Staff Room: 3.4sqm (36.5sqft)
 Total: 26sqm (279.8sqft)

EPC Rating: D

Tenancy:

The Ground Floor Shop is let to Mr A Shreyf, trading as Men's Grooming Room, for a term of 10 years from 11th March 2025 on effective full repairing and insuring terms. The current rent is £24,000 per annum with a rent review and break clause (subject to 6 months prior notice) due 11th March 2030.

The 1st and 2nd Floor – Flat B is sold on a lease for a term of 999 years from 26/08/2015 at a peppercorn ground rent.

The Rear Ground/Lower Ground Floor – Flat A is sold on a lease for a term of 999 years from 26/08/2015 at a peppercorn ground rent.

Total Rent Reserved
£24,000 per annum.

VAT:

VAT is NOT applicable to this lot.

