

Lillie Road

FULHAM, SW6



A substantial mixed use Freehold building occupying a prominent position on Lillie Road, Fulham, SW6.

This mixed-use Freehold building is well-arranged to maximise its income-generating potential.

The ground floor features three commercial shop units, offering excellent street frontage and visibility to passing trade. This provides a stable and consistent income stream. Two units are leased to Patrick's Toys with the third being currently vacant.

There are five residential apartments (1 x one-beds & 4 x two-beds) occupying the first and second floors above. The residential units are presented in excellent condition with fully fitted kitchens, herringbone floors and have provided a consistent rental income. Two units have their own access and the remainder share access off one core.

FREEHOLD
£3,700,000















ACCOMMODATION

- Freehold
- 5 Residential units (4 x two-beds, 1 x one-bed)
- 3 Commercial units
- Very good condition throughout
- Excellent local transport links
- Available with Vacant Possession
- Residential GIA 2,338 Sq ft/ 320.32 Sq/m
- Commercial GIA 1,496 Sq ft/ 138.98 Sq/m

SITUATION

Lillie Road is a vibrant residential and commercial street in Hammersmith & Fulham. It boasts a diverse range of independent shops, restaurants, cafes, and local amenities, creating a lively and community-focused atmosphere.

The building is conveniently located close to the junction with North End Road. Fulham itself is an affluent and popular area, known for its attractive Victorian and Edwardian architecture, green spaces (including Bishops Park and Fulham Palace Gardens), and proximity to the River Thames. It attracts a mix of young professionals, families, and established residents who appreciate its convenient location, excellent schools, and abundance of leisure and recreational facilities.

TRANSPORT

The area benefits from excellent transport links, with several bus routes serving the area and West Brompton Underground station (District Line and Overground) is within easy walking distance.

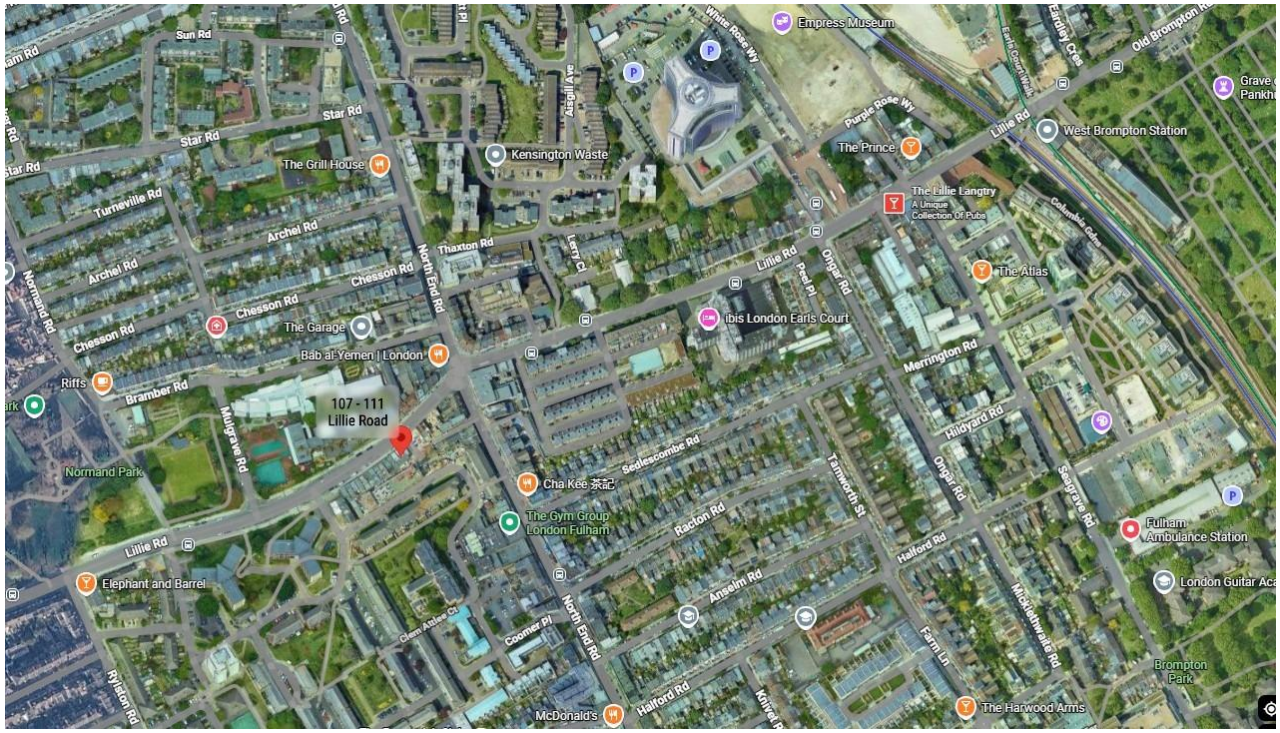
TERMS

Tenure: Freehold

Price: £3,700,000

Local Authority: Hammersmith & Fulham

Energy Ratings: Residential: C | Commercial: B



LISTING AGENTS



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SCHEDULE

Lillie Road ERV's											
	No.	Beds	Baths	Condition	Sq/m	Sq/ft	Floor	Outside	EPC	Tenancy	APT ERV/ Week	APT ERV/ PCM
Residential	107A	2 Bed	1 Bath	Immaculate	50.82	547	1st Floor		C	Short-Let	£692	£3,000
Residential	109A Flat 1	1 Bed	1 Bath	Immaculate	37.07	399	1st Floor		C	Used by Owner's Family	£519	£2,250
Residential	109A Flat 2	2 Bed	1 Bath	Immaculate	61.69	664	2nd Floor	Terrace	C	Used by Owner's Family	£715	£3,100
Residential	109A Flat 3	2 Bed	1 Bath	Immaculate	65.31	703	2nd Floor	Terrace	C	Used by Owner's Family	£750	£3,250
Residential	111A	2 Bed	1 Bath	Immaculate	62.71	675	1st Floor		C	Short-Let	£727	£3,150
Commercial	107			Good	54.51	587	Ground		B	Let to Patrick's Toys - Owner's company	£346	£1,500
Commercial	109			Good	33.65	362	Ground		B	Let to Patrick's Toys - Owner's company	£346	£1,500
Commercial	111			Good	33.65	362	Ground		B	Vacant/ Storage	£346	£1,500
											Total Income/ Month	£19,250
											Total/ Year	£231,004
											Yield on APTs	6.24%



FULHAM

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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.