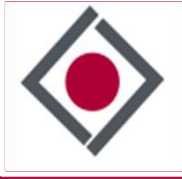


FREEHOLD SHOP

779 Fulham Road, Fulham, SW6

HARRISON GOATE LLP



REDUCED PRICE £650,000

Rare opportunity to acquire a Fulham Road shop
freehold for investment or owner occupation

779 Fulham Road, Fulham, SW6

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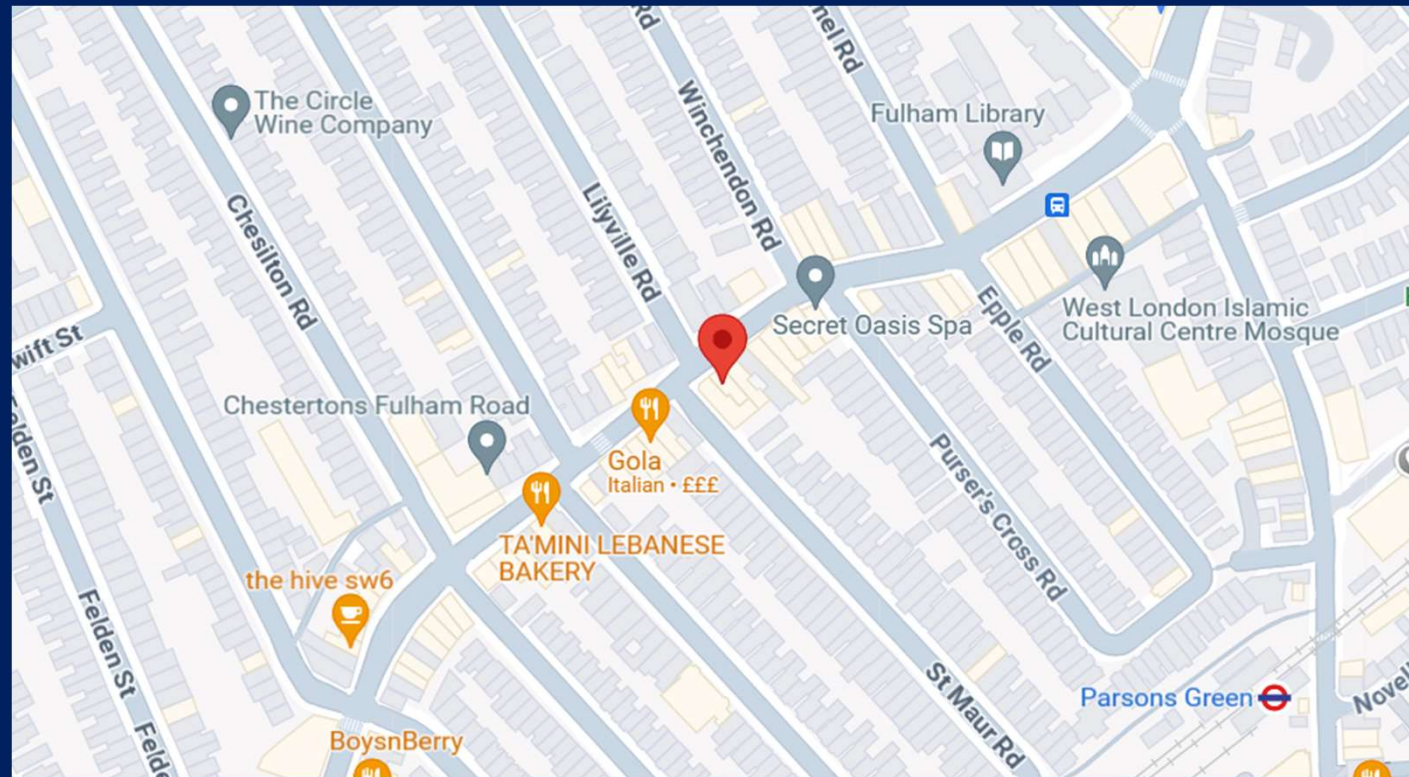
Location

Prominently located on the south-east side of the busy Fulham Road between St Maur Street and Purser's Cross Road.

The stylish Parsons Green enclave is alive with young, upwardly mobile families.

Shop Rental Value

The shop, which is now offered with vacant possession, was previously let from 2020 on an average rent of £43,400 per annum (£38,000 rising to £55,000) which is considered to be approximately current open market letting value.



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Description

Vacant lock-up shop unit with main sales area, rear ancillaries and toilets. Shop is smartly decorated and ready to move into

Separate entrance to upper floors comprising a single maisonette

Tenancy

VACANT POSSESSION OF SHOP

Maisonette is let for 125 years from 1st Sept 2007
Rent £150 p.a. plus one half of building insurance premiums and one half of the costs of maintenance and repair of the main walls, roof and structure

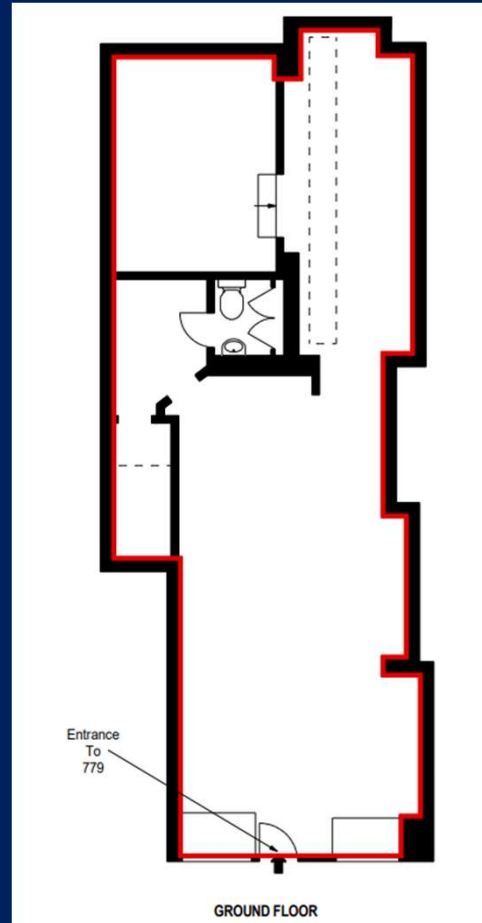


Tenure

Freehold

779 Fulham Road, Fulham, SW6

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Accommodation

Ground floor shop (net) 903 sq ft (84 sqm)

First and Second floors maisonette comprising six rooms
plus bath room and shower room
Roof Terrace over mezzanine

Areas approximate and to be checked on site

Rateable Value (Shop) £32,250

Prospective purchasers should make their own enquiries
with Hammersmith & Fulham council

Terms

£650,000 for the freehold with vacant possession of the
shop

Ground rent income from 125 year leasehold of the occupied
maisonette

For further information and viewing
please contact the agent

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MISREPRESENTATION ACT: Information herein is for guidance only and is provided in good faith. Neither the agents nor the vendor accepts liability for its accuracy. Prospective purchasers should make their own enquiries and verify any matters upon which they intend to rely. The information does not constitute an offer and is SUBJECT TO CONTRACT Harrison Goate LLP is registered at 4 Claridge Court HP4 2AF