

London SW6 – 777 Fulham Road, Fulham SW6 5HA
Freehold Retail & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £675,000
- Gross Initial Yield: 7.33%
- Rental Income: £49,500 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop t/a Tuition Centre
- The property includes 3 residential apartments at first, second & third floor and storage unit at rear ground floor, all of which have been sold-off on long leaseholds (250-999 Years)
- Situated on the main arterial road leading into Chelsea to the East and Putney to the West.
- Occupiers nearby include Pharmacy, Estate Agents, Restaurants, Gift Shop and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 777 (Ground Floor)	Retail Shop: 99 sq m (1,065 sq ft) Open plan retail, office, store, kitchen, wc	Ludan Fulham Ltd	10 Years from 29 November 2019	£49,000	Note 1: FRI
No. 777A - Apt 1 (First Floor Rear)	Residential Apartment: Sold-off	Individual	250 Years from 29 September 2015	£250	Note 1: FRI Note 2: Reversion 2265
No. 777A - Apt 2 (First Floor Front)	Residential Apartment: Sold-off	Individual	250 Years from July 2025	Peppercorn	Note 1: FRI Note 2: Reversion 2275
No. 777A - Apt 3 (Second/Third Floor)	Residential Apartment: Sold-off	Individual	250 Years from 4 January 2018	£250	Note 1: FRI Note 2: Reversion 2268
No. 777 (Rear Ground Floor)	Storage Unit: Sold-off	Individual	999 Years from 2 December 2019	Peppercorn	Note 1: FRI

			Total	£49,500	
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Property Description:

Comprises mid-terrace ground floor shop t/a Maths Learning Centre. The property includes store unit at rear ground floor and 3 residential apartments at first, second and third floor, all of which have been sold-off on long leaseholds.

Ground Floor Shop: 99 sq m (1,065 sq ft)

Open plan retail, office, store, kitchen, wc

Rear Ground Floor Unit: Sold-off

First Floor Rear Flat 1: Sold-off

First Floor Front Flat 2: Sold-off

Second/Third Floor Flat 3: Sold-off



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Tenancy:

The ground floor shop is at present let to Ludan Fulham Ltd for a term of 10 years from 29th November 2019 at a current rent of £49,000 p.a. and the lease contains full repairing and insuring covenants. Let to experienced tenant with 3 Mathnasium franchises across West and South-West London.

Apartment 1 has been sold on long leasehold for a term of 250 Years from 29th September 2015 at a ground rent of £250 p.a.

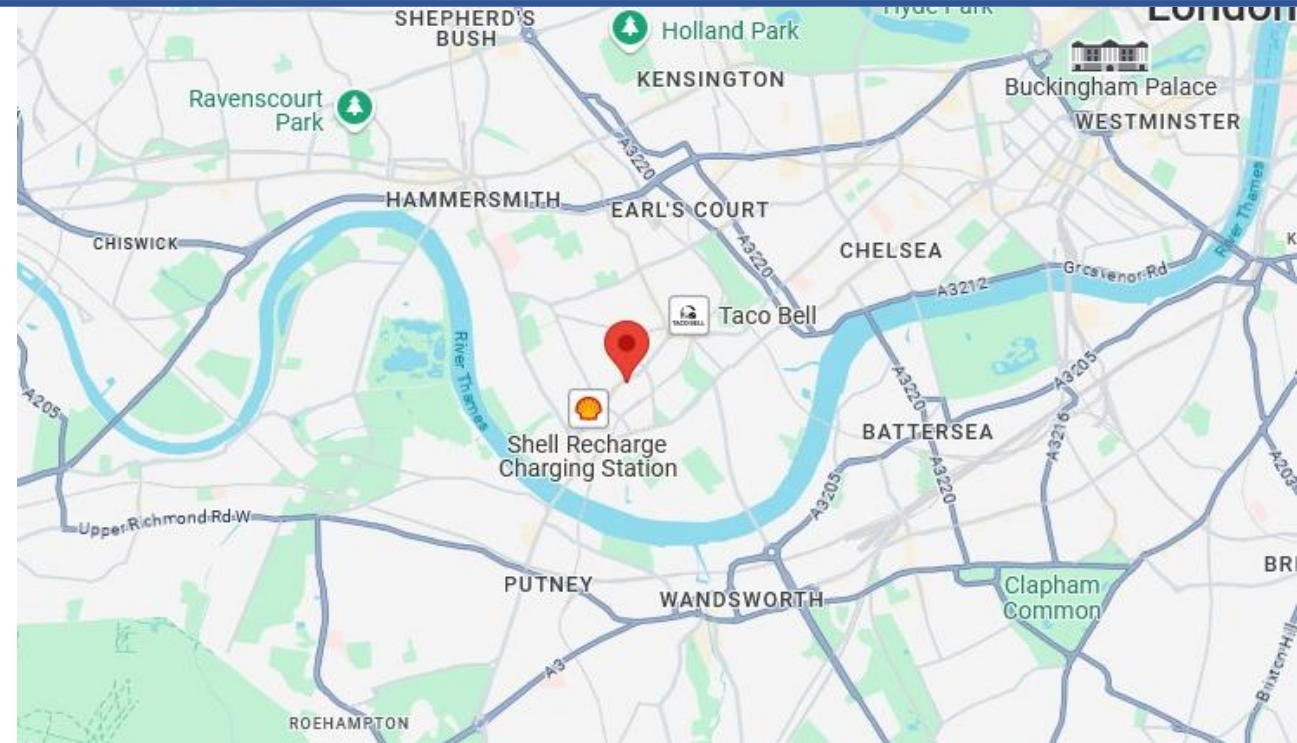
Apartment 2 has been sold on long leasehold for a term of 250 Years from July 2025 at a ground rent of peppercorn.

Apartment 3 has been sold on long leasehold for a term of 250 Years from 4th January 2018 at a ground rent of £250 p.a. each.

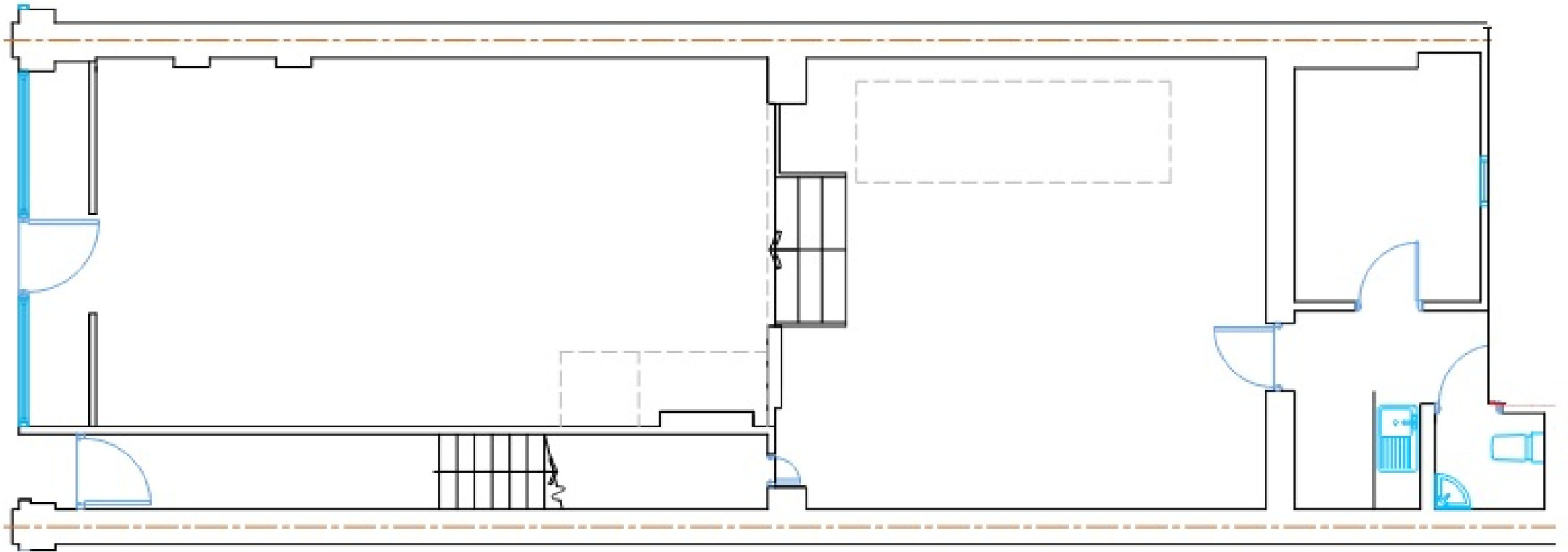
Rear Unit has been sold on long leasehold for a term of 999 Years from 2nd December 2019 at a ground rent of peppercorn.

Location:

Fulham is a popular, affluent and fashionable suburb of South-West London, bordered by Chelsea to the east, Hammersmith to the north and the River Thames to the south and west. The A4 to the north provides access to the M4 & Central London, whilst Wandsworth Bridge Road (A217) and Putney Bridge (A219) provide access to the A3. Fulham Broadway Station provides District Line services and West Bromton provides District Line, Overground and National Rail services. The property is situated on the main arterial road leading into Chelsea to the East and Putney to the West. Occupiers nearby include Pharmacy, Estate Agents, Restaurants and more.



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Ground Floor Shop

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Contacts:

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