

London SW6 – 777/777A Fulham Road, Fulham SW6 5HA  
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



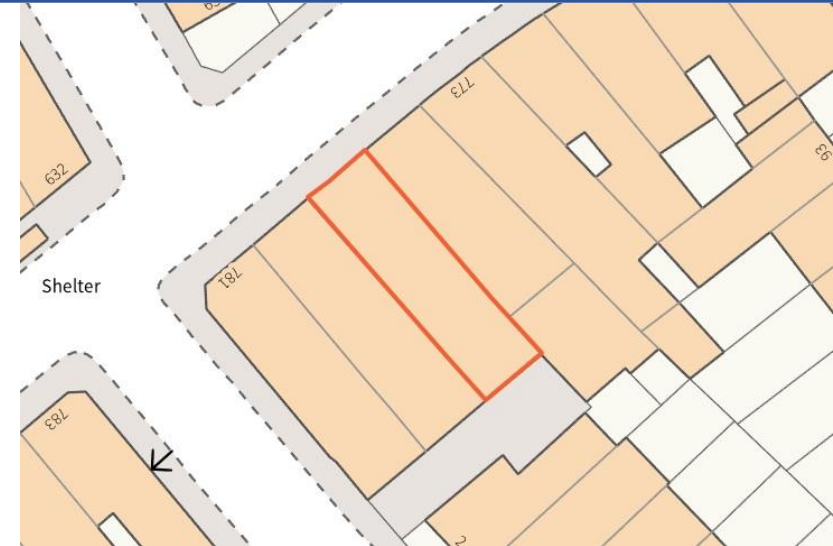
# London SW6 – 777/777A Fulham Road, Fulham SW6 5HA

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### Investment Consideration:

- Purchase Price: £1,225,000
- Gross Initial Yield: 6.56%
- Rental Income: £80,400 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop t/a Tuition Centre and 2-Bed Apartment at first floor
- The property includes 2 additional apartments at first and 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 2 (First Floor Front)	Residential Apartment: 57.14 sq m (615 sq ft) 2 bedrooms, kitchen/living, 2 bathrooms	Individual	Holding Over	£30,900	Note 1: AST Note 2: Deposit held of £2,000
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 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				£80,400	



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### Property Description:

Comprises mid-terrace ground floor shop t/a Maths Learning Centre and 2-bed self-contained apartment at first floor. The property includes store unit at rear ground floor and 2 additional apartments at first and second/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

**First Floor Front Flat 2: 57.14 sq m (615 sq ft)**

2 bedrooms, kitchen/living, 2 bathrooms

**Total GIA: 156.36 sq m (1,683 sq ft)**

Rear Ground Floor Unit: Sold-off

First Floor Rear Flat 1: 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 29<sup>th</sup> 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 2 is at present let on AST (holding over) to an Individual at a current rent of £30,900 p.a. Deposit held of £2,000. Tenant in occupation for 2+ years.

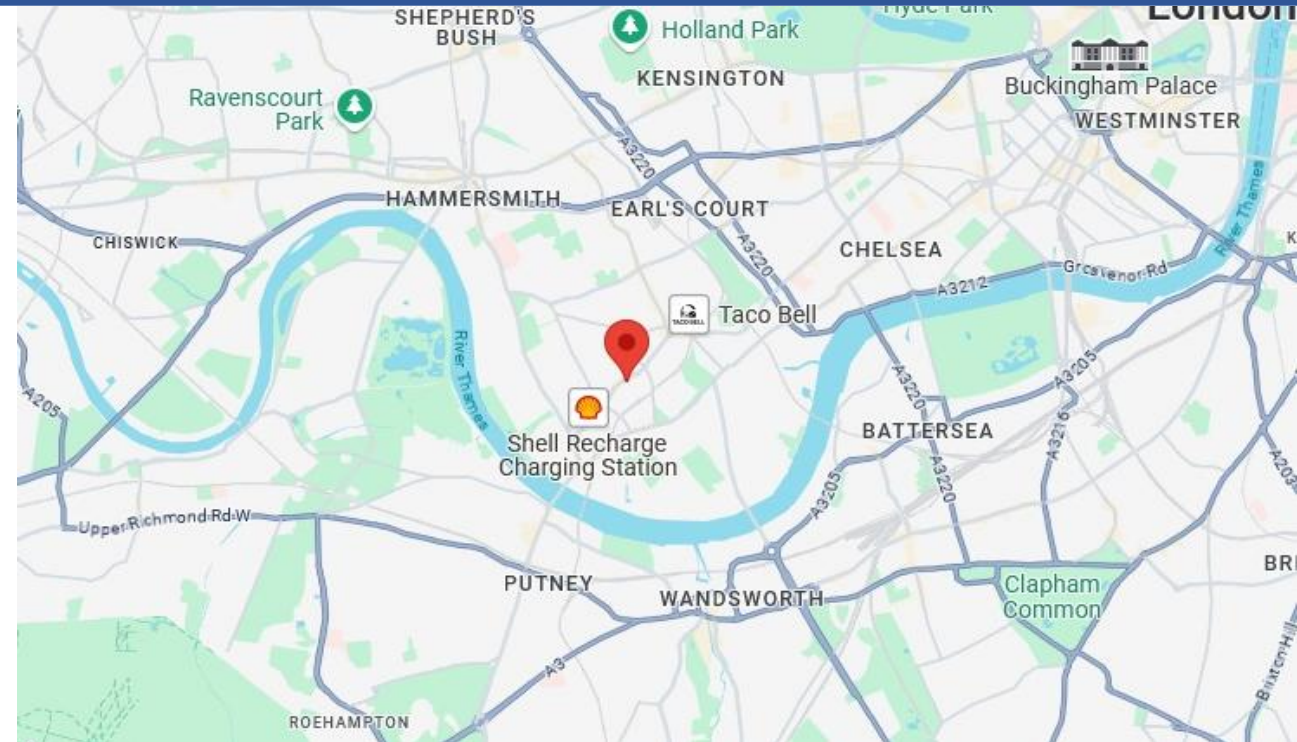
Apartment 1 has been sold on long leasehold for a term of 250 Years from 29<sup>th</sup> September 2015 at a ground rent of £250 p.a.

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

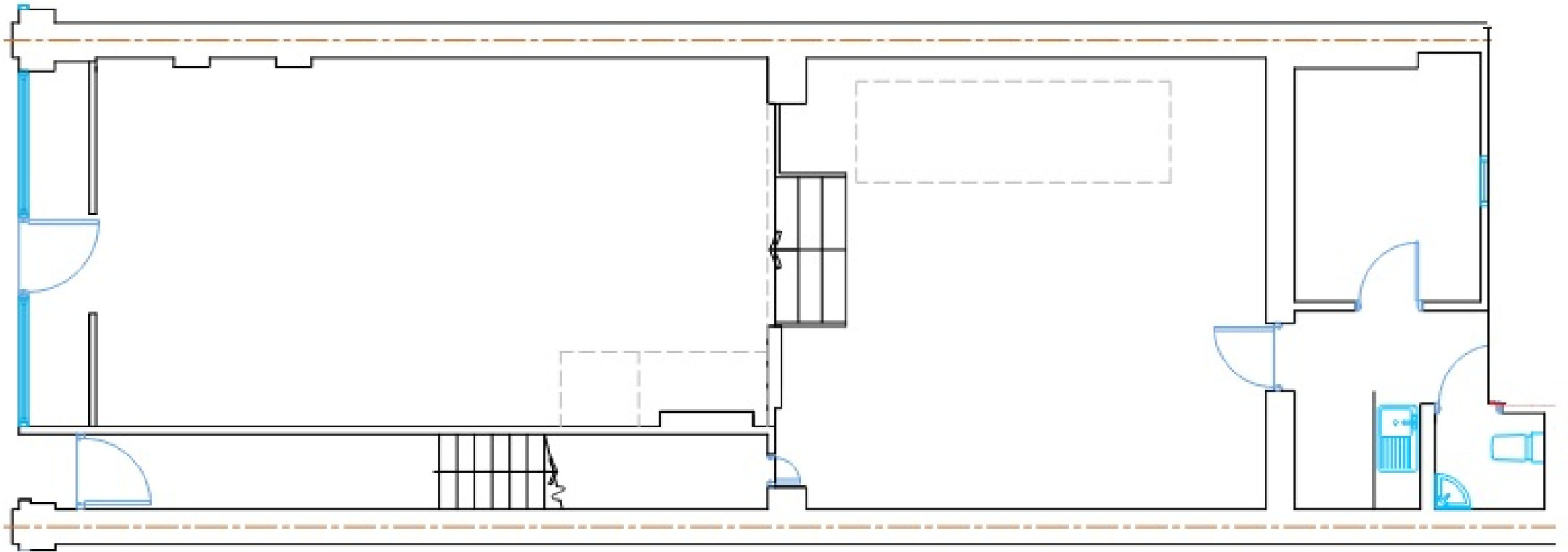
Rear Unit has been sold on long leasehold for a term of 999 Years from 2<sup>nd</sup> December 2019 at a ground rent of peppercorn.

### 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.

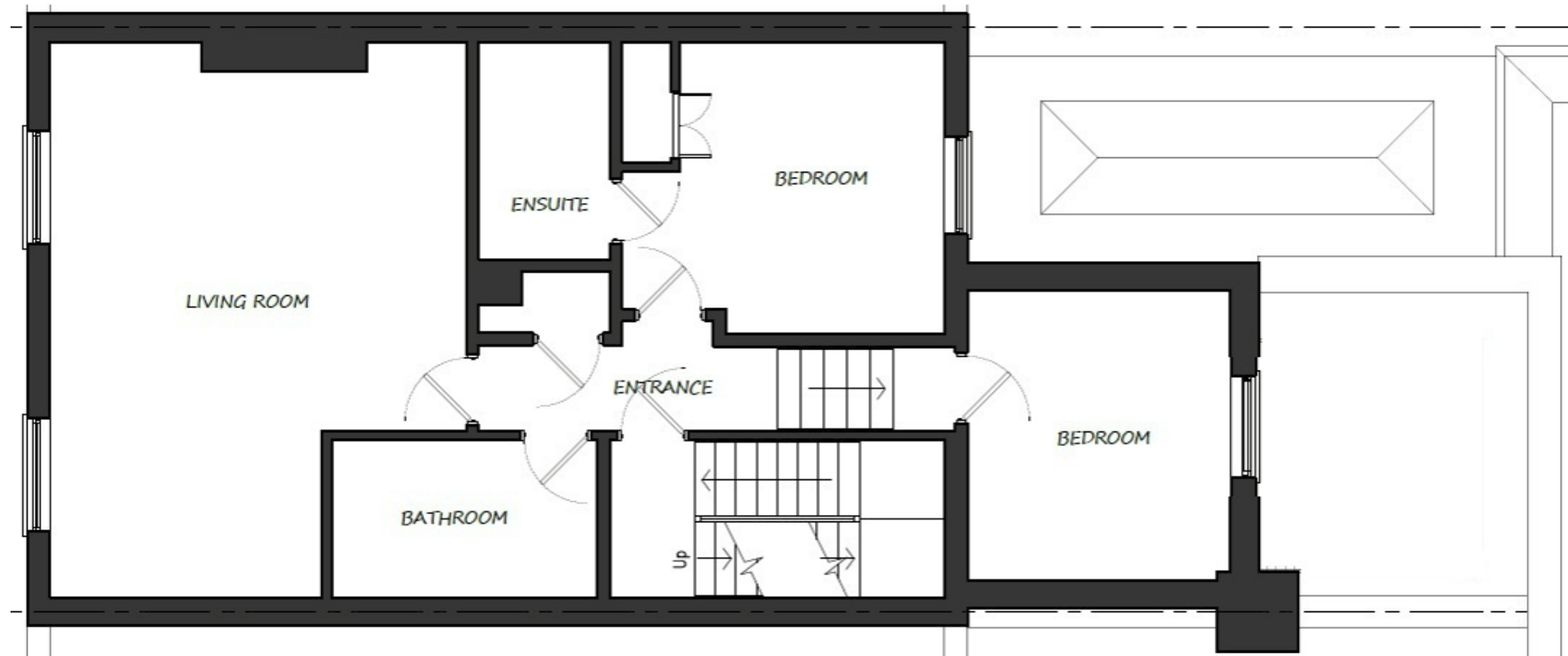


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Ground Floor Shop

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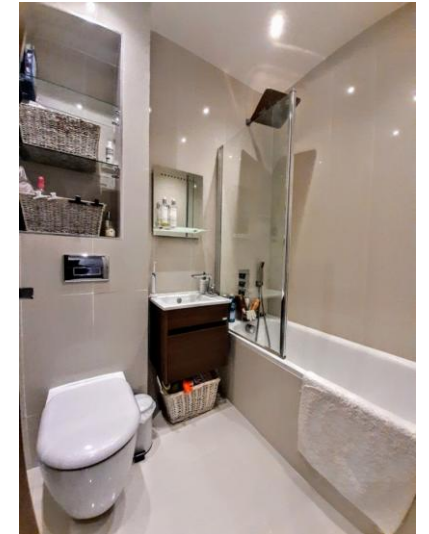
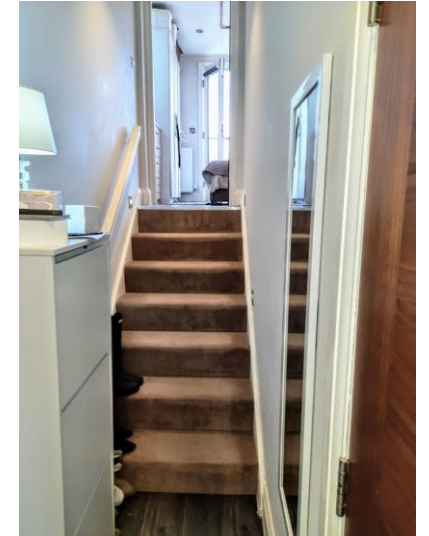


First Floor Flat



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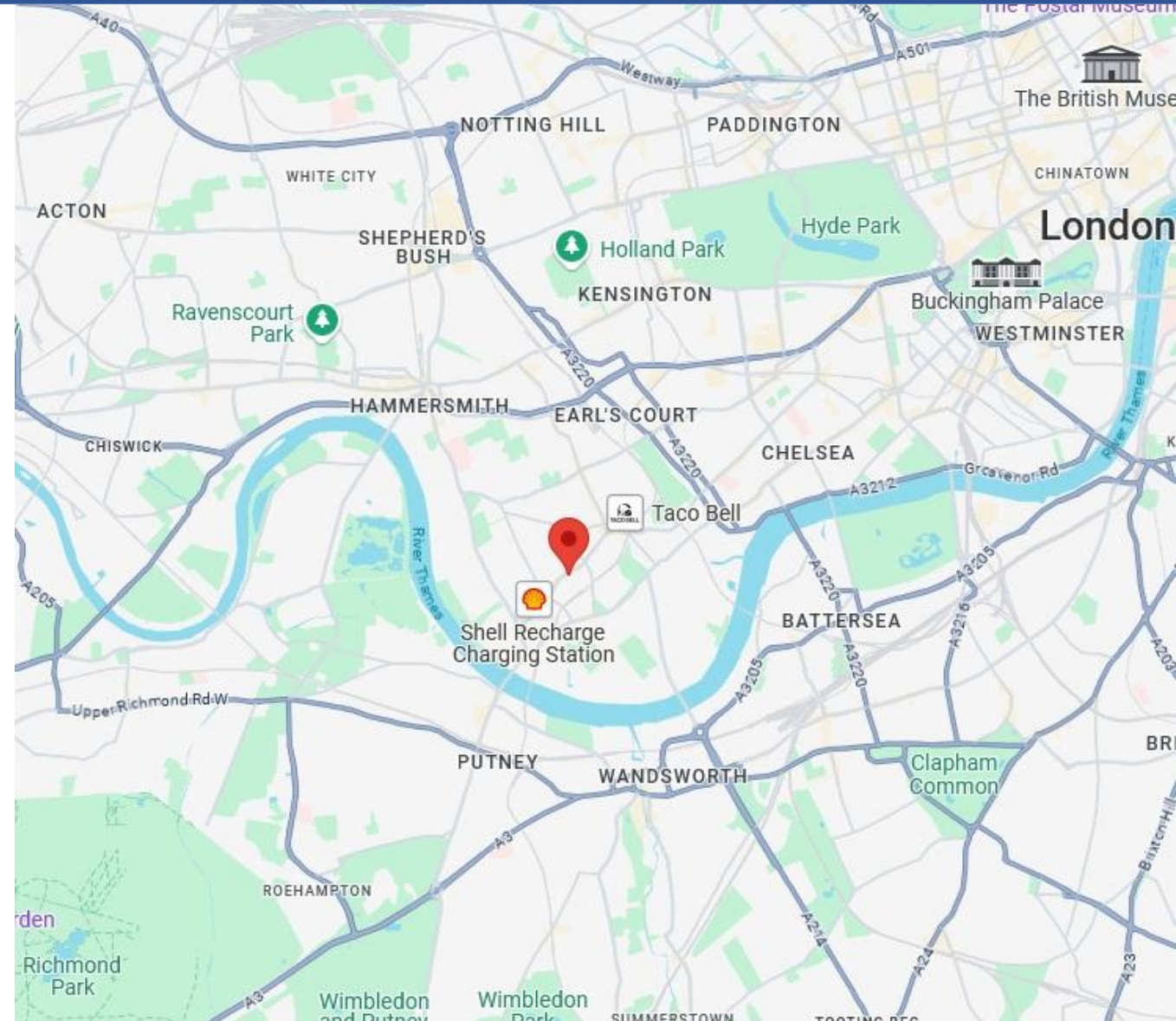
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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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