

REFERENCE: 16007 – 11 Terraced Buildings, Fulham



Unbroken parade of 11 terraced buildings in Superb Location - Fulham

ADDRESS: 113-137 Lillie Road, Fulham, London SW6 7SX

- Ground Floor Shops with Upper parts
 - Development potential –to self contain and convert uppers to residential, extend first floor airspace and develop another floor STPP-PLANNING SUBMITTED
 - 7 let with 4 vacant
- 2017/04950/FUL-planning portal link below**
Would create 10 2 bed and 1 1 bed apartment with 11 shops

LOCATION / SITUATION

The subject property is located on the Southern side of Lillie Road (A3218), just to the West of the junction with North End Road (B317). West Brompton Station is approximately 0.4 miles due East along Lillie Road, and offers District Line, Overground and Southern Rail services. West Kensington and Fulham Broadway Stations (District Line) are also both within 0.6 miles. Several local bus routes pass along both Lillie Road and North End Road, whilst Charring Cross Hospital, The Queens Tennis Club and Chelsea's Stamford Bridge ground are all within walking distance.

DESCRIPTION

A rare opportunity to acquire a freehold, unbroken, mixed-use parade of attractive buildings in a strong location. The property offered comprises 11 adjoining two storey buildings with obvious active management and development potential (stpp). Seven of the buildings are considerably under-let to a variety of local tenants, whilst vacant possession of the remaining four buildings will be provided on completion. Potential clearly exists to self-contain and convert the upper parts of each building to residential use, extend the first floor accommodation and/or develop the airspace on a piecemeal or comprehensive basis (stpp). A total redevelopment of the entire site appears a longer term prospect, whilst speculators will be attracted by the short term break-up potential. For investors, the potential to increase the rent roll four fold over time is certain to appeal.

Unit	Use	Accommodation	Tenant	Lessee Terms	Rent	Review
113	A1	Ground Floor: 476 Sq. Ft First Floor : 269 Sq. Ft	VACANT			
115	A1 (Freight Business)	Ground Floor: 510 Sq. Ft First Floor : 315 Sq. Ft	C.I.F Limited	10 years from 29/09/2006	£14,250	Holding over
117	A1 (Electrician Wholesalers)	Ground Floor: 405 Sq. Ft First Floor : 258 Sq. Ft	I. Mohammed & F. Mohammed	15 years from 09/11/2010	£14,000	09/11/2020
123	A5	Ground Floor: 367 Sq. Ft	VACANT			
125	A1 (Off License)	Ground Floor: 468 Sq. Ft	Mr Kapoor	5 years from 25/12/2016	£15,250	24/12/2018
127	A1	Ground Floor: 800 Sq. Ft	VACANT			
129	D1 (Dentist)	Ground Floor: 375 Sq. Ft First Floor : 272 Sq. Ft	Dr J.P Wise	15 years from 24/06/2003	£13,500	
131	A5 (Fish and Chips)	Ground Floor: 371 Sq. Ft	Mohammed Abdou	10 years from	£15,000	06/04/2019

		First Floor : 281 Sq. Ft		06/04/2014		
133	D1 (Podiatry Clinic)	Ground Floor: 382 Sq. Ft First Floor : 295 Sq. Ft	J.E Durkin	15 years from 16/12/2006	£14,250	
135	A1	Ground Floor: 430 Sq. Ft First Floor : 270 Sq. Ft	VACANT			
137	A5 (Pizza Takeaway)	Ground Floor: 352 Sq. Ft	Rizai Zikriya	10 years from 18/05/2014	£16,000	8/05/2019
	TOTAL:				£102,250	

NOTE : The planning application number is 2017/04950/FUL

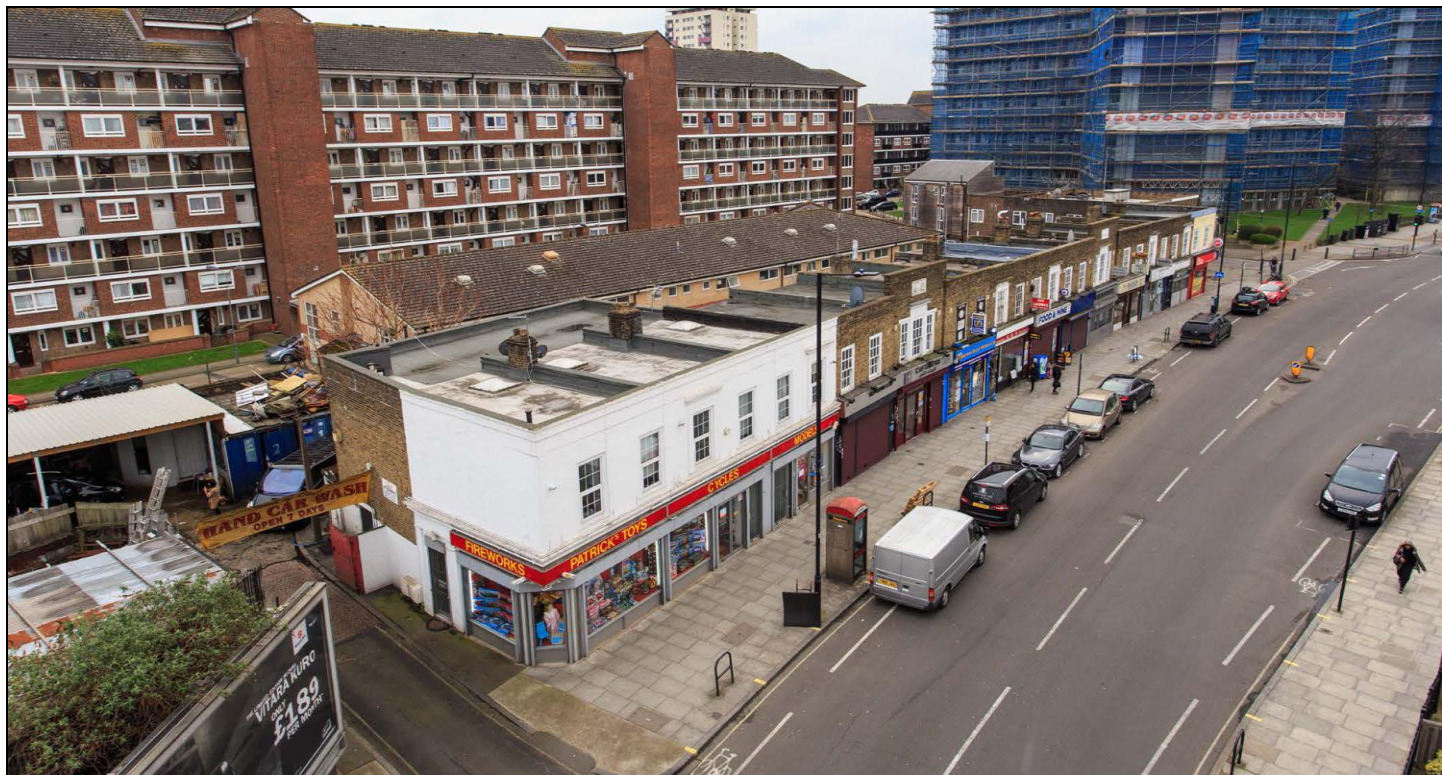
LINK to council website is below

<http://public-access.lbhf.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P1D8E7BIKAS00>

VAT: Applicable

TENURE: Freehold

PRICE: Offers in excess of £ 6,000,000



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