

# Lot 24

By Order of the Executors

56 Fulham Palace Road,  
Hammersmith, London W6 9PH

\*GUIDE PRICE: £330,000



## MIXED USE INVESTMENT PROPERTY

This centre terraced building consists of a lock-up shop unit and a split-level two bedroom flat above. The building is currently let in its entirety on a 9 year lease from 20 July 2006 to the 19 July 2015 at a rent of £20,000 pa. In our opinion the property appears to be under-let and offers scope to increase the investment income within time, although prospective purchasers should make their own enquiries in this regard. The property forms part of a busy area with many local traders located just to the South of Hammersmith Broadway with its main shopping facilities, travel connections and station. The A4 that connects with the M4 and Central London is located within half a mile. The property is in need of some updating and does have an entrance to the rear that could be utilised to completely self-contain the upper residential part subject to obtaining any necessary consents that may be required. This lot will be sold with the benefit of the on-going income and will be of interest to investment purchasers.

### ACCOMMODATION

Ground floor consists of lock-up shop unit currently trading as news agents/convenience store with rear storage of approx 600 sq ft. The upper parts consist of a split level flat with landing, spacious bathroom, roof terrace, kitchen and living room to the first floor. The upper floor consists of two bedrooms.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hammersmith & Fulham 020 8748 3020

**Shop:** Rateable Value £14,000

**Flat:** Council Tax Band: D

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN