



**RETAIL
INVESTMENT
FOR SALE
271 Lillie Road
London
SW6 7LL**

LOCATION: Situated in a prominent position on a busy parade in the antiques village on Lillie Road close to the junction with Munster Road. The unit is ideally situated to serve the substantial nearby residential population.

DESCRIPTION: A freehold Victorian investment property with a retail unit on ground floor garden and 4 flats.

AREAS: Ground Floor 320 sq ft
W/C

TENANCIES: Ground floor retail let to P Woodnutt T/a Woodnutt Antiques for a term of 3 years from 1st May 2019 at a current rent of £13,100 pa.

Basement flat 125 years 25th March 1994 – Peppercorn ground rent

1st Floor flat 125 years 25th March 2008 – Peppercorn ground rent

2nd floor flat 125 years 25th March 2008 – Peppercorn ground rent

3rd floor flat 125 years 9th February 2012 – Peppercorn ground rent

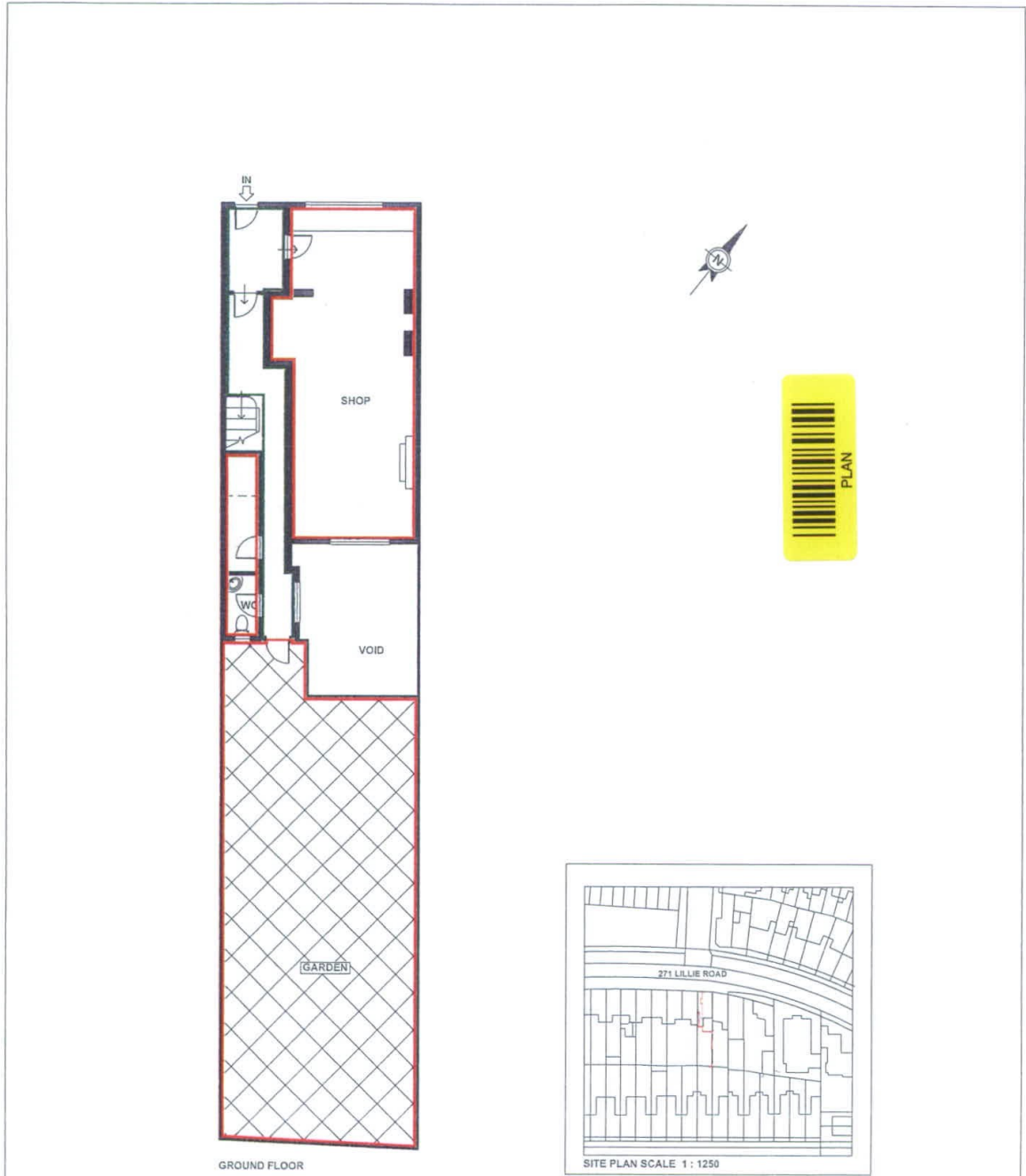
PRICE; Offer in excess of £250,000 are invited

FURTHER INFORMATION: Vause Cribb & Co
Fulham Park House
Fulham SW6 5AA

Richard Vause
07958 340 865
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Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere.



GREEN OUTLINED AREAS ARE COMMUNAL
 RED OUTLINED AREAS ARE PART OF PREMISES



Scale : For the plan to be in scale, the above scale bar must measure correct. e.g. 5 centimeters when printed.

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 project 271 LILLIE ROAD

drawing title	
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scale	date
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Layout for the parties