



PRIME
FREEHOLD
RETAIL INVESTMENT
FOR SALE

**42/48 New Kings Road
Parsons Green London SW6 4LS**



LOCATION

The property is prominently located on the corner of New Kings Road and Parsons Green Lane in the heart of Fulham by Parsons Green. The unit benefits from good communications and is a few minutes walk from Parsons Green Tube Station.

SITUATION

The property is situated on the North side of the road adjacent to Parsons Green. Other occupiers nearby include The White Horse, Waitrose, Sainsburys, The Green and a full range of local independent businesses serving the local affluent population.

DESCRIPTION

The property was newly built in 1996 and forms part of a terrace of shops with residential accommodation above. The building is of brick construction with a pitched slate roof. There





are three ground floor retail units, basement and four two bed-roomed flat on two floors above.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:

1. Accuvision Ltd

Kiosk Entrance 42 New Kings Road

Ground Floor 252 sq ft

Basement 42-48 New Kings Road

Basement 2401 sq ft

48 New Kings Road

Frontage 14'3"

Ground Floor Sales 306 sq ft

2959 sq ft Total

2. Starbucks 44/46 New Kings Road

Ground Floor 700 sq ft

TENURE

1 Accuvision Ltd

Let to Accuvision Ltd for a term of 10 years from 1st June 2021 at a rent of £75000 pa exclusive on FRI terms. There is an RPI rent review due June 2026.

Accuvision have 3 UK laser eye clinics and net assets of £2.4m.

2 Starbucks Coffee Company UK Ltd

Sold off on 999 Year lease from 1997 at a Peppercorn ground rent and sublet to Starbucks.

3. Residential

4 Flats sold on 125 year leases from 1996 at a ground rent of £150 each rising to £300 After 25 years and £600 for the remainder of the term.

Total rental income £75600 pa.

VIRTUAL TOUR

<https://mls.ricoh360.com/488c2459-b0bc-46f9-be32-11d688154b03>

PRICE

We are instructed to seek offers of £995,000 (Nine hundred and ninety five Thousand Pounds) subject to contract, which equates to a net initial yield of 7.17% after deducting purchaser's costs of 5.9%.

VAT

We understand that VAT will not apply on the sale of this property.

Viewing

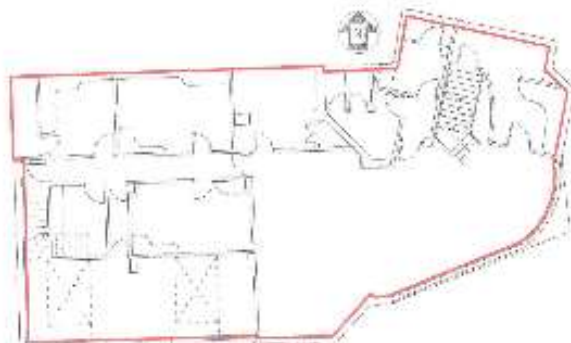
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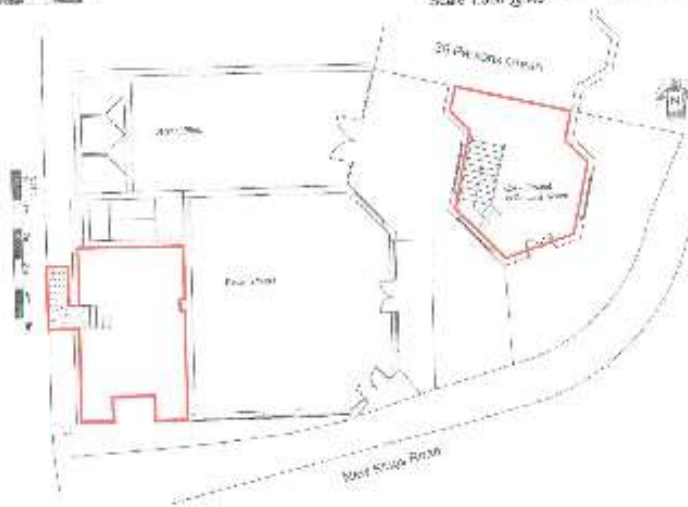




Lower Ground Floor Plan
Scale 1:100 @ A3



Location Plan
Scale 1:500 @ A3



Ground Floor Plan
Scale 1:100 @ A3

To plot: 12-14 West End Road Lancaster Way	
Client:	
Drawn by:	
Scale:	1:100
Drawing No.:	
Rev:	Date:
Author:	