

LOT C261001 069 - London

Commercial Auction - 7th October 2026

allsop



Well Located Freehold Restaurant Investment

309-311 New Kings Road, London, SW6 4RF

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GUIDE PRICE *

£800,000+

Gross Initial Yield 9.11%

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Live Stream (the first lot to be offered at tbc am)

Key Features

- Comprises two restaurant arranged over ground and basement floors
- Seven flats above have been sold off
- Total accommodation of approximately 256.43 sq m (2,760 sq ft)
- Densely populated, affluent & fashionable location close to Co-op and walking distance to Parsons Green underground station
- VAT is not applicable

Total Current Rent Reserved

£72,916 p.a.

Tenure

Freehold



Location

- ★ Fulham is an affluent and fashionable South West London suburb bordered by Chelsea to the east
- A Fulham is served by A4 to the north, whilst Wandsworth Bridge Road \A217\ and Putney Bridge \A219\ provide access to the A3 to the south
- 🚇 Parsons Green Underground Station \District line\ is 600m north of the property with Purney Bridge station to the south west
- 🚦 The property is situated on the south side of New Kings Road, close to its junction with Munster Road
- 🛒 Occupiers close by include Co-op, John D Wood, Fara and Starbucks amongst a range of local traders

Additional Information

- The basement to 309-311 New Kings Cross is separately accessed from the front of the property.

Allsop

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Schedule

Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
309 New Kings Road ⁽¹⁾	Medaro Ltd (t/a Latidos) ⁽²⁾	Ground	94.9 sq m	1,021 sq ft	16 years from 31.10.2023 RPI Rent review every 4th year	£37,500 p.a.	Rent Review 2027
309-311 New Kings Road ⁽³⁾	NSPC (UK) Ltd (t/a Amore & Lemoncello)	Ground	74.78 sq m	805 sq ft	15 years from 24.02.2015 Rent review every 5th year OMV or RPI	£35,000 p.a.	Reversion 2030
		Basement	86.75 sq m	934 sq ft			
		Subtotal	161.53 sq m	1,739 sq ft			
Flat 2	Individual				Subject to a lease for a term of 127 years from 18.06.1979 ⁽⁴⁾	£104 p.a.	Reversion 2106
Flat 3	Individual				Subject to a lease for a term of 187 years from 29.06.1979 ⁽⁴⁾	£0 p.a.	Reversion 2166
Flat 4	Individual				Subject to a lease for a term of 125 years from 24.06.1998 ⁽⁴⁾	£104 p.a.	Reversion 2133
Flat 5	Individual				Subject to a lease for a term of 148 years from 03.11.2017 ⁽⁴⁾	£0 p.a.	Reversion 2165
Flat 6	Individual				Subject to a lease for a term of 154 years from 28.04.2011 ⁽⁴⁾	£104 p.a.	Reversion 2165
Flat 7	Individual				Subject to a lease for a term of 155 years from 22.04.2010 ⁽⁴⁾	£0 p.a.	Reversion 2165
Flat 8	Individual				Subject to a lease for a term of 170 years from 29.01.2016 ⁽⁴⁾	£104 p.a.	Reversion 2186
		Total	256.43 sq m	2,760 sq ft	Total	£72,916 p.a.	

N.B. Not inspected by Allsop LLP. Floor areas sourced from the Valuation Office Agency.

(1) Virtual tour for 309 can be found by following this link: <https://embed.ricoh360.com/9f394d03-21d9-4306-94a9-de459bde5b91>

(2) On assignment from Smokin Charcoal Ltd. The restaurant is due to open in late September.

(3) Virtual tour for 309-311 can be found by following this link: <https://embed.ricoh360.com/59972b72-6bec-4326-ab7f-bdd6cee9b8ed>

(4) Please note Section 5b Notices under the Landlord and Tenant Act 1987 have been served on the qualifying tenants. There have been no responses. This lot cannot be sold prior to the auction. See legal pack for full tenancy information.

Featured 1



Featured 2



Featured 3



Featured 4



N.B. The plan is for identification purposes only

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Disclaimer

- - -**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date. it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
 - All Lots: Buyers Fee £1,500 excluding VAT
1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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