

**VERNEY HOUSE, 248 FULHAM ROAD & 1B HOLLYWOOD ROAD,
CHELSEA, LONDON SW10 9HT**



DESCRIPTION

The property comprises a multi-let office and retail building. Access to the retail is from Fulham Road and access to the offices is from Hollywood Road. The building is arranged over 4 floors and totals approximately 1,413 sq m (15,215 sq ft) along with 13 basement car spaces.

TENANCY

Europa Foods, trading as Tesco, occupy the retail unit and are on a lease expiring in April 2032 with a tenant break in April 2027. They pay a rent of £157,960pa (£44.12 psf). The offices are multi-let to seven tenants with one vacant suite with an ERV on the office areas of £45 psf. The total rental income for the property is £553,786 pa.

TENURE

Freehold

PRICE AND YIELD

£14,000,000 which equates to NIY of 3.71% and a CV of £920 psf.

TRANSACTION

Sold on behalf of Martin's Properties in June 2018 to a private client of Morgan Williams.