

A.



## FREEHOLD HMO INVESTMENT FOR SALE

**69 Askew Road, London W12 9AH**

Freehold HMO + 2 bed flat and commercial premises producing an income of £113,550.36 per annum

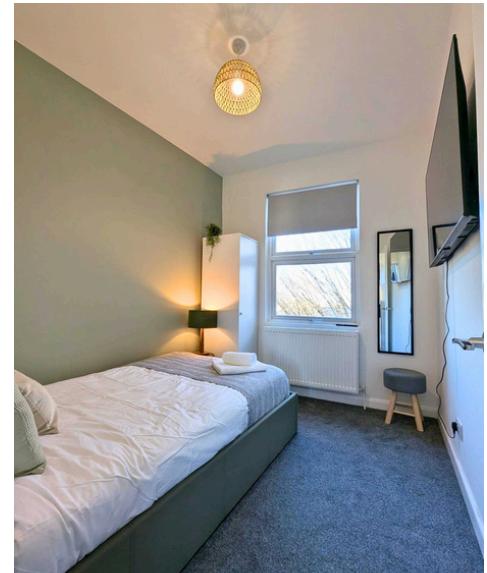
Offers in excess of £1,400,000, which represents a gross yield of 8.11%

All enquiries to

**0203 576 3331**

[Assemblylycre.co.uk](http://Assemblylycre.co.uk)

**Assembly.**  
Commercial Real Estate



These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

## Location

The property is located on Askew Road, in the London Borough of Hammersmith and Fulham. Askew Road is a through road which connects Uxbridge Road with Goldhawk Road. Locally, the area is predominately residential, interspersed with commercial premises along Askew Road and the surrounding roads.

Transport links for the property are good, with various bus routes running along Askew Road, whilst Stamford Brook, Goldhawk Road and Shepherds Bush Market Stations are within approximately 1 mile of the property.

## Description

The shop is arranged over ground floor only, with the HMO located on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors.

## Tenancy income

Shop: £12,000 pax - 15 years from March 2023.

Studio A1: £16,200 pax (excluding bills) \*\*

Studio A2: £16,200 pax (excluding bills) \*\*

Flat B: £35,598.36 pax (excluding bills) \*

Studio C1: £17,400 pax (including 3rd-floor kitchen, excluding bills) \*\*

Studio C2: £16,152 pax (including bills) \*

**Total £113,550.36 per annum**

\*\* With rent guarantee insurance

\* With rent guarantor

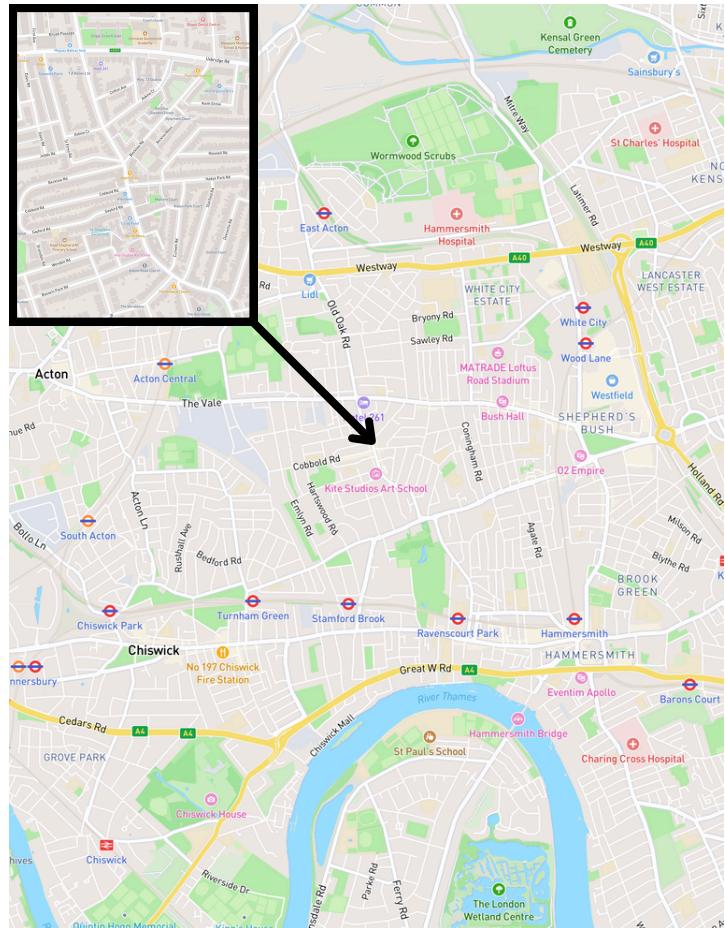
**Price** Offers in excess of £1,400,000 for the benefit of the 100% shares in the SPV holding company which holds the freehold title. This represents a gross yield of 8.11%.

**VAT TBC**

**EPC**

Retail - C-69

HMO's - Range from D-69 to C-77



## Contact Owners Sole Agents

### Assembly CRE

020 3576 3331

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Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.