



FULHAM REACH

TWO PRIME WEST LONDON LONG LET LEISURE UNITS

BRUCE
GILLINGHAM
POLLARD

INVESTMENT SUMMARY

Two Prime London Leisure Units providing a total of 7702 sq. ft. of commercial space.



Premium riverside development located in Hammersmith, West London.



Excellent transport links with Hammersmith and Baron's Court station situated within walking distance of the site.



Let to two tenants with a WAULT of 13.48 years to expiry.



Virtual Freehold



Total rent passing of £192,800 p.a. reflecting a low rent of £25.00 psf.

PROPOSAL

OFFERS SOUGHT IN EXCESS OF £2,370,000 (TWO MILLION THREE HUNDRED AND SEVENTY THOUSAND POUNDS) SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT FOR OUR CLIENT'S LONG LEASEHOLD INTEREST IN THE PROPERTY. AN ACQUISITION AT THIS LEVEL REFLECTS A **NET INITIAL YIELD OF 7.65%** AFTER ALLOWING FOR **PURCHASERS COSTS OF 6.38%**. CONSIDERATION WILL BE GIVEN TO INDIVIDUAL PROPOSALS FOR EACH UNIT.



DEMOGRAPHICS

- The London Borough of Hammersmith and Fulham has a highly affluent catchment, with an approximate residential population of 190,000 (ONS).
- The average household income in within the catchment stands at £71,964, significantly surpassing the UK average of £34,500.
- Average house prices in the area in 2025 are £734,000.

LOCATION



Premium riverside development location, between the Thames and Frank Banfield Park.



Easy walks to nearby tube stations with fast links to Central London & Heathrow.



Surrounded by a wide mix of retail, dining and leisure facilities.

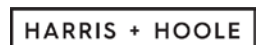


Near top-performing schools and cultural venues like the Hammersmith Apollo.



THE SCHEME

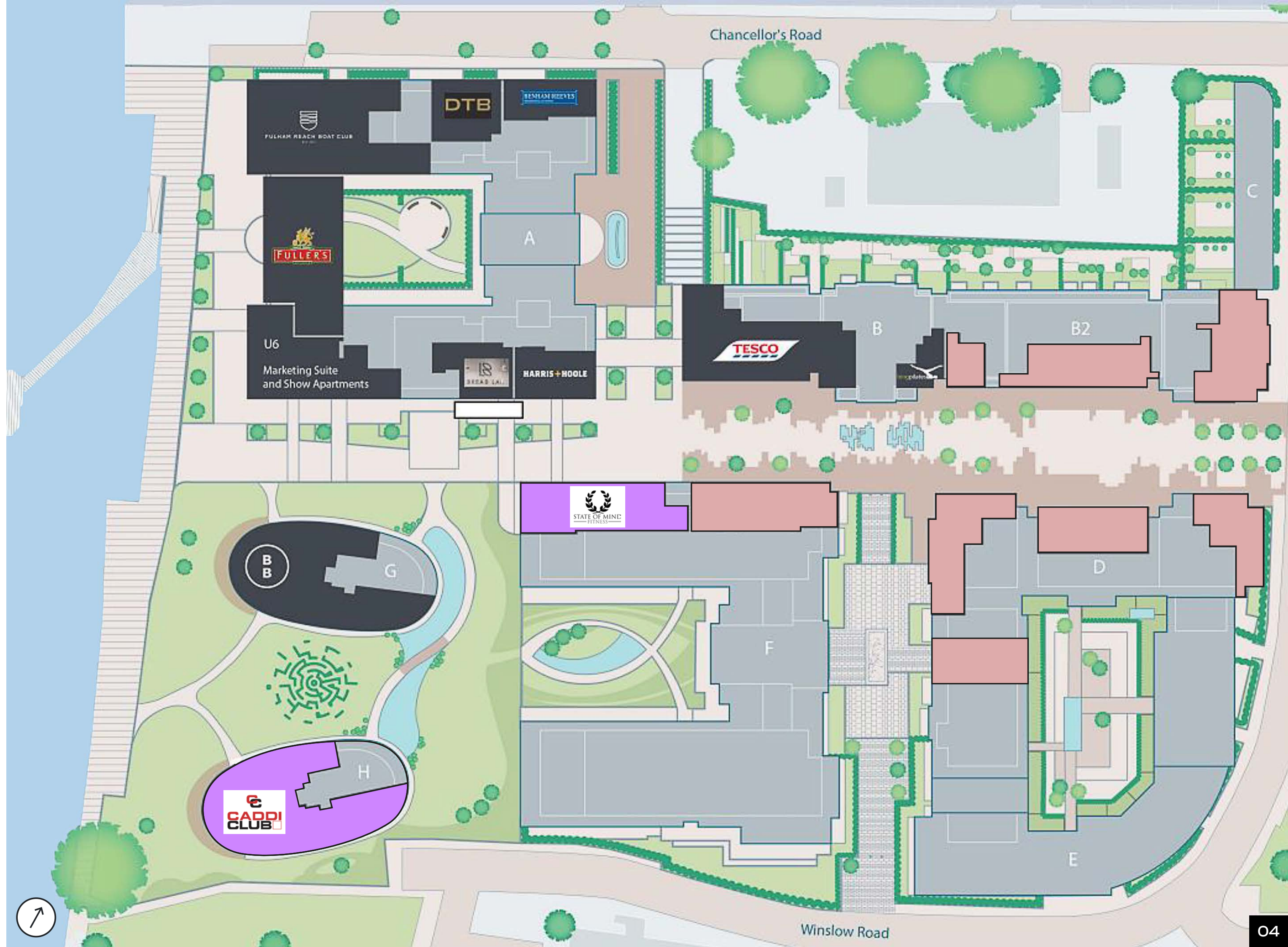
Fulham Reach is a new retail, leisure, office and residential development by St George (Berkley Group) in the London borough of Hammersmith and Fulham overlooking the river Thames. When complete the scheme will comprise of 744 new homes and some 60,000 sq. ft. of commercial space.



NEIGHBOURS



CRISP
W6



TENANT COVENANTS



CADDI CLUB

Caddi Club is a premium indoor golf and social venue, opened in 2023, offering a modern blend of sport and hospitality. Each venue is equipped with state-of-the-art simulators allowing guests to play virtual rounds on world-renowned courses in a stylish, lounge-style setting. Caddi Club now has three sites across London and are actively looking to expand across the UK.



STATE OF MIND

State of Mind Fitness, is a community-driven gym founded by former Royal Marine Physical Training Instructor Barry O'Connell established in 2011. The gym caters to people of all levels of fitness and performs classes throughout the day. The gym operates Monday to Saturday and acts as a fitness hub for the residents of the Fulham Reach development.



TENANCY SCHEDULE

UNIT	TENANT	SQ. M.	SQ. FT.	LEASE START	LEASE EXPIRY	NEXT RR	PASSING RENT	RENT PER SQ. FT.	COMMENTS
15	Caddi Club	474	5,100	06/10/2023	05/10/2038	06/10/2028	£127,800	£25.06	Rent Review: upwards only RPI linked 4% cap, 1% collar.
13	State of Mind	242	2,602	24/11/2023	23/11/2038	24/11/2028	£65,000	£24.98	Rent Review: upwards only RPI linked 4% cap, 1% collar.





EPC

EPC certifications are available upon request.

VAT

The subject properties have been elected for the purposes of VAT and it is anticipated that the sale will be treated as a 'Transfer of a Going Concern'.

TENURE

The properties are to be held virtual freehold on a new 999-year peppercorn lease.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested from any successful purchaser at the relevant time.

PROPOSAL

Offers sought in excess of **£2,370,000 (Two Million Three Hundred and Seventy Thousand Pounds)** subject to contract and exclusive of VAT for our client's Long Leasehold interest in the property. An acquisition at this level reflects a **Net Initial Yield of 7.65%** after allowing for **purchasers costs of 6.38%**. Consideration will be given to individual proposals for each unit.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

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