



1-2 ROYAL PARADE, DAWES ROAD

LONDON, SW6 7RE

WELL-SECURED RETAIL
INVESTMENT IN FULHAM

FREEHOLD FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

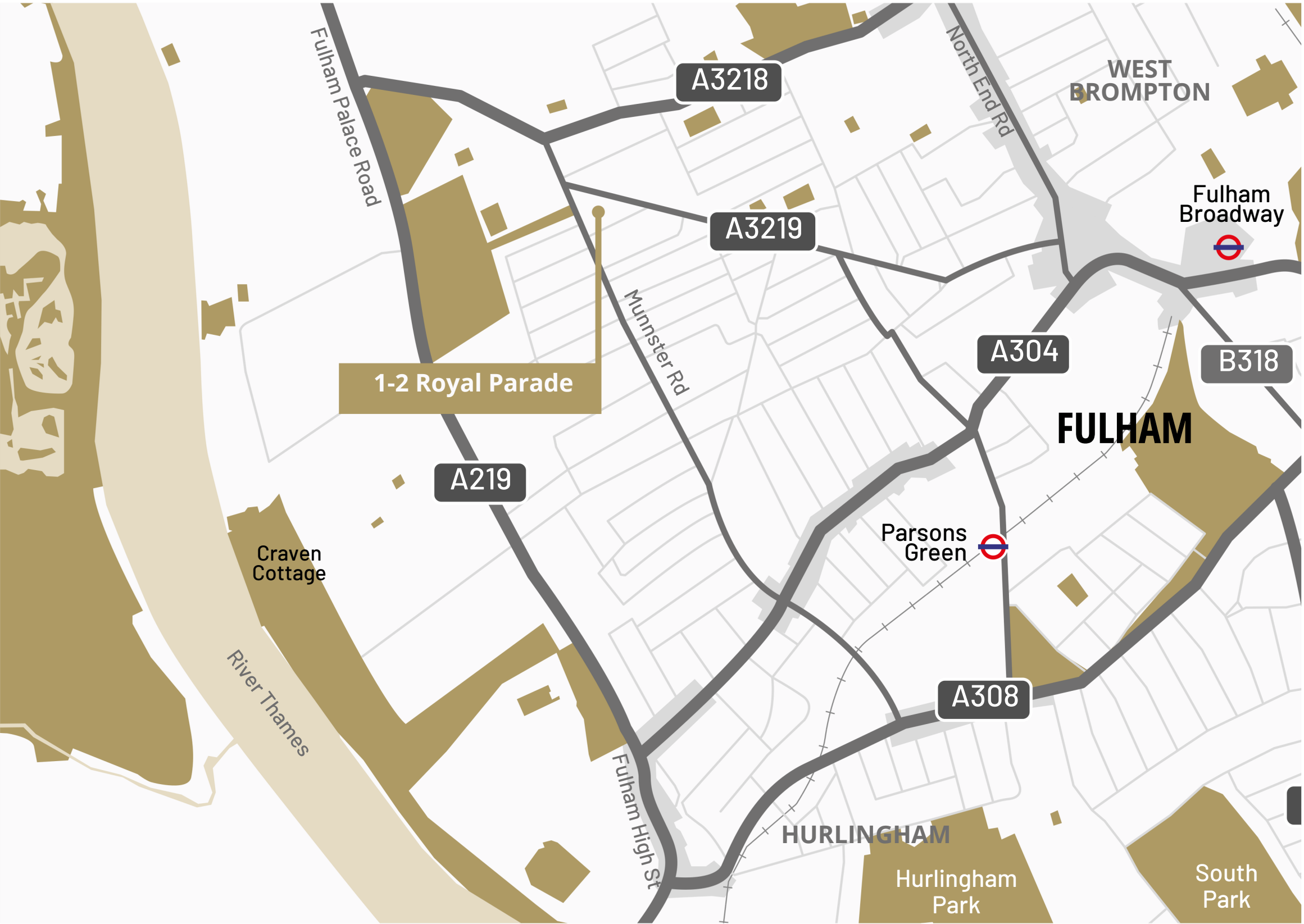
- 1-2 Royal Parade, Dawes Road is strategically positioned on a well established retail parade in Fulham.
- The Property is an attractive and secure freehold retail investment situated in a busy South-West London location.
- The total size of the retail unit is approx 1,990 Sq. Ft. (NIA).
- The Property is let to an established plumbers merchant with 7 locations across London.
- The total income is £40,000 Per Annum.
- Offers are invited for the property in excess of £650,000



LOCATION

The property is located towards the northern end of Dawes Road, within a popular and established retail parade in Fulham, South-West London.

The property is well connected, with Parsons Green (District Line), Fulham Broadway (District Line) and Barons Court (Piccadilly, Circle and District Lines) stations all located within approximately a 15-minute walk. Numerous local bus services also operate along Dawes Road, providing excellent connectivity throughout Fulham and into Central London.



CONNECTIVITY

Fulham Broadway Underground Station (District Line) 10 min (by foot)

WESTBOUND

• Wimbledon 15 min

EASTBOUND

• Edgware Road 19 min
• Tower Hill 35 min
• Upminster 1h 8 min



Bus Service

NORTH END ROAD (STOP C) 4 min

ROUTES: 11, 14, 28, 211, 295, 306, 424

NORTH END ROAD MARKET (STOP BH) 5 min

ROUTES: 28, 306

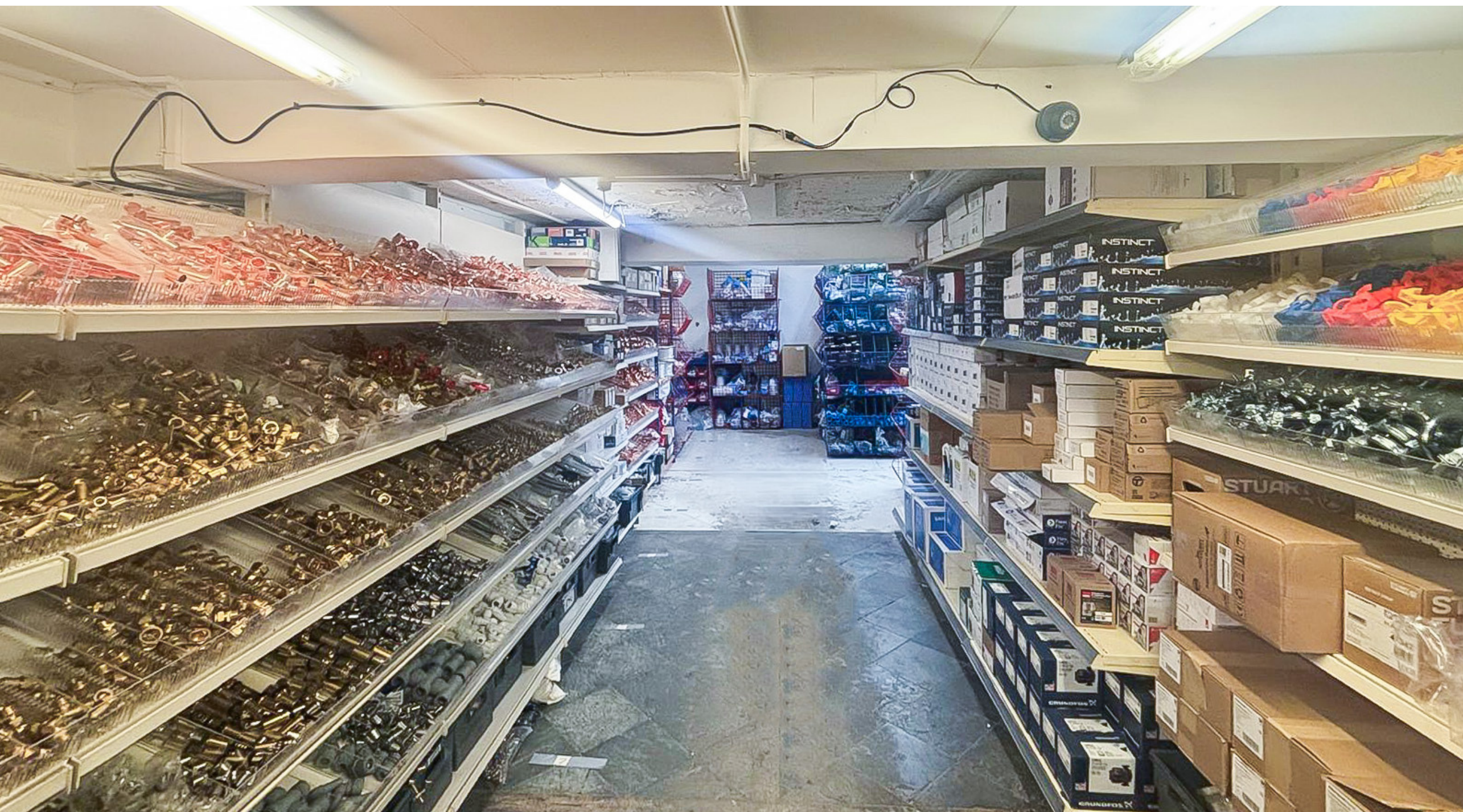
FULHAM BROADWAY (STOP F) 7 min

ROUTES: 11, 14, 28, 211, 295, 306, 424

DESCRIPTION

1-2 Royal Parade comprises a mid-terrace double-fronted freehold building of traditional brick construction arranged over ground floor, with three residential apartments on the upper floors (sold off on long leases). The Total Size of the unit is approx 1990 Sq Ft (including a basement that is approx 80 sq ft.)

The ground floor provides an open-plan retail / trade counter area with ancillary storage to the rear and a small basement accessed internally via Unit 1. The premises benefit from a full-width glazed frontage and excellent visibility onto Dawes Road.



TENANCY INFORMATION

The property is let on a full repairing and insuring lease to Tucker French Limited, a well-established plumbing and heating merchant with 7 branches across London and the South-East.

They have been based in Fulham for over two decades, previously occupying the neighboring building before taking an assignment of the lease for 1-2 Royal Parade from Group B Limited to accommodate their need for additional space.

<https://www.tuckerfrench.com/>

- Tenant: Tucker French Limited
- Lease Term: 10 years from 19th December 2022 to 18th December 2032
- Passing Rent: £40,000 per annum
- Rent Review / Break: Open market rent review and tenant-only break option at the 5th year

COVENANT

Tucker French Limited – Company No: 04030203

Tucker French Limited has reported the following last three years’ results and currently holds a Creditsafe rating indicating a ‘Low Risk’ of business failure. Creditsafe Credit Limit: £130,000 (Contract Limit: £2,000,000).

YEAR TO DATE	TURNOVER	PRE-TAX PROFIT	NET WORTH
31/12/2023	£21,560,335	£9,468	£3,034,050
31/12/2022	£21,044,105	£725,534	£3,588,754
31/12/2021	£20,094,977	£1,040,150	£3,525,346



TENURE

The asset is held Freehold, under the title number: NGL475364

PROPOSAL

We are instructed to seek offers in excess of £650,000, subject to contract and exclusive of costs.

VAT

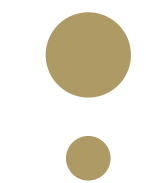
The property is not elected for VAT.

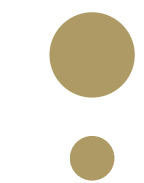
ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. November 2025

FOR FURTHER INFORMATION CONTACT:

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