

London SW19
281 Wimbledon Park Road
Southfields
SW19 6NW

- **Prominent Freehold Shop and Residential Investment**
- Comprises end of terrace shop with four bedroom maisonette above let on an AST and additional advertising hoarding income
- Affluent South-West London suburb
- Within 350 yards of Southfields Underground Station (District Line)
- No VAT applicable
- Total Current Rents Reserved

£50,240 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Southfields is an affluent residential neighbourhood of South-West London situated some 2 miles south of the River Thames and 1.5 miles north of Wimbledon Village. This densely populated residential area is well served by the Underground network with Southfields Station (District Line) within 350 yards of the property. Wimbledon Park Road is a busy route linking Wimbledon with Southfields and West Hill (A3) to the north.

The property is situated within a parade of shop units on the corner of Gartmoor Gardens.

Occupiers close by include the Post Office, NatWest, Johnsons Cleaners and a Total/Spar garage.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with ancillary storage in the basement and storage to the rear. The first and second floors comprise a large self-contained maisonette which is separately accessed from Gartmoor Gardens. The property benefits from an advertising hoarding on the flank wall.

VAT
VAT is not applicable to this lot.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Gardshol Enterprises Ltd (t/a The Savanna) (1)	Gross Frontage 6.30 m (20' 8") Net Frontage 5.85 m (19' 3") Return Window Frontage 2.35 m (7' 8") Shop Depth 9.60 m (31' 6") Built Depth 17.85 m (58' 7") Basement (Restricted Headroom) 16.5 sq m (178 sq ft) Rear Store 13.0 sq m (140 sq ft)	15 years from 27.04.2001 Rent review every 5th year FR & I by way of service charge	£22,000 pa	Reversion 2016
Maisonette	Individuals	First and Second Floor Maisonette – 5 Rooms, Kitchen, WC and Bathroom	1 year AST from 13.01.2011	£27,040 pa	
Advertising Hoarding	Clear Channel UK Ltd	Advertising Hoarding	3 years from 24.06.2009	£1,200 pa	Reversion 2012

(1) The Savanna is the UK's top provider of South African food. Website Address: www.thesavanna.co.uk. No. of Stores: 5 in London.

Total £50,240 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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