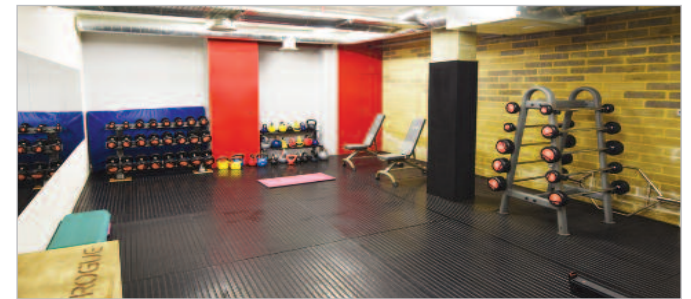
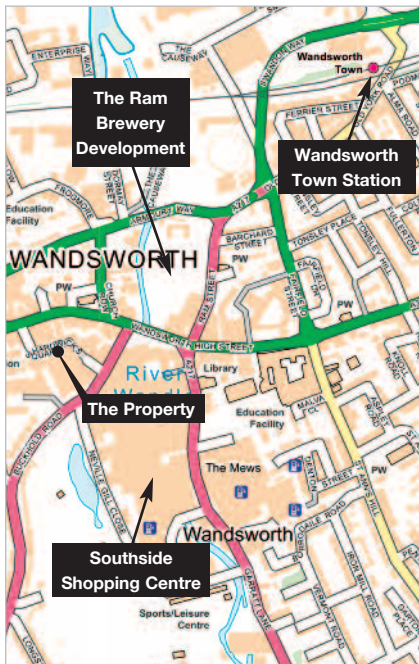


**London SW18**  
**22 Hardwicks Square**  
**Wandsworth**  
**SW18 4JS**

- **Virtual Freehold Leisure Investment**
- 268 sq m (2,885 sq ft) gymnasium let until 2024
- Located in a modern predominantly residential development
- Close to Wandsworth High Street, Southside Shopping Centre and the new Ram Quarter development
- Affluent South West London suburb
- Current Rent Reserved  
**£45,000 pa<sup>(1)</sup>**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**

Leasehold. Held for a term of 999 years from 1st November 2013 (thus having some 994 years unexpired) at a peppercorn ground rent.

**Location**

Wandsworth is an affluent residential and commercial suburb of South West London which is 7 miles from the West End. Hardwicks Square is a modern development in the heart of Wandsworth, adjacent to the Southside Shopping Centre.

The property is situated in a modern mixed use development comprising retail, leisure, offices and flats. Unit 22 lies on the east side of the development of Buckhold Road, which runs south off Wandsworth High Street (A3).

Occupiers close by include Co-op Food, Crossfit Wandsworth, Easygym, Nuffield Health Gym and Tesco Express, whilst Costa and Debenhams are at the entrance to the Southside Shopping Centre.

**Description**

The property is arranged on basement and ground floors to provide an open plan personal training/boxing gymnasium on the ground floor with changing facilities plus a further weightlifting room on the lower ground floor. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and gross internal dimensions:

<b>Basement</b>	<b>118.00 sq m</b>	<b>(1,270 sq ft)</b>
<b>Ground Floor</b>	<b>150.00 sq m</b>	<b>(1,615 sq ft)</b>
<b>Total</b>	<b>268.00 sq m</b>	<b>(2,885 sq ft)</b>

**Tenancy**

The property is at present let to GLOVE UP! LTD for a term of 10 years from 4th March 2014 at a current rent of £30,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The 2019 rent review has been agreed at £45,000 per annum together with a three month rent free period from 3rd December 2018 up to and including 3rd March 2019. The Vendor will top up the rent to £45,000 from completion to 3rd March 2019.

**Planning**

The property benefits from a wide range of uses including A2/B1 and D2 use classes. Previously, it had planning for A3 use. See [www.wandsworth.gov.uk](http://www.wandsworth.gov.uk) (Planning Ref: 2013/5610).

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

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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