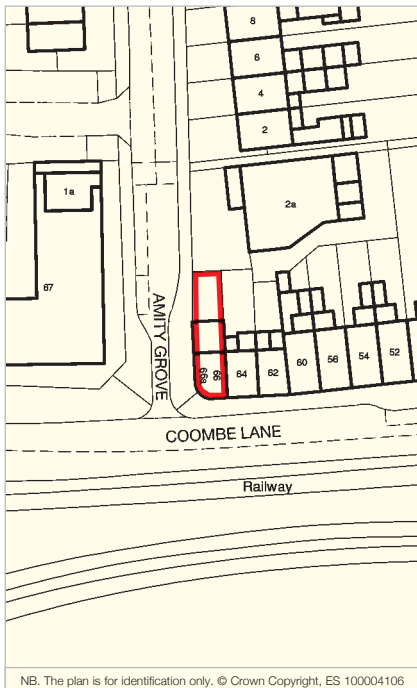


London SW20
66 Coombe Lane
Raynes Park
SW20 0LA

- **Freehold Estate Agents Office and Residential Investment**
- Popular South West London suburb
- Estate agents let to Hawes & Co Limited on a lease expiring in 2022 (1)
- Includes three self-contained one bedroom flats
- Close to Raynes Park Rail Station and Waitrose
- No VAT applicable
- Total Current Rents Reserved
£74,300 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Raynes Park is a popular South West London suburb located 3 miles east of Kingston upon Thames and 2 miles south-west of Wimbledon. Road and rail communications are good, with the A3 (Kingston Bypass) and Raynes Park Rail Station providing easy access into Central London (journey time to London Waterloo 29 minutes).

The property is situated in a prominent corner position on the northern side of Coombe Lane at the junction with Amity Grove, close to Waitrose and Raynes Park Rail Station. Occupiers close by include Co-op (opposite), Post Office, Ladbrokes, Waitrose, Starbucks, Boots, Martins and Greggs, as well as a number of other estate agents and local traders.

Description
The property is arranged on ground and two upper floors to provide an estate agents office on the ground floor having frontages to both Coombe Lane and Amity Grove, together with three self-contained one bedroom flats on the upper floors, which are accessed from Amity Grove.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsoop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 191 London SW20**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Estate Agents Office	Hawes & Co Ltd (2)	Gross Frontage (inc splay) 5.35 m (17' 6") Net Frontage (inc splay) 5.00 m (16' 5") Return Net Frontage 17.15 m (56' 3") Shop Depth 10.05 m (32' 11") Built Depth 19.85 m (65' 2") Ground Floor 71 sq m (764 sq ft)	Term of years from 07.03.2014 to 01.12.2022 (1) Rent review every 5th year FR & I	£35,000 p.a.	Rent Review 2019
Flat 1	Individual	First Floor Flat – Room, Kitchen/Reception, Bathroom	12 months Assured Shorthold Tenancy from 14.09.2017	£12,000 p.a.	
Flat 2	Individual	First Floor Flat – Room, Kitchen/Reception, Bathroom	12 months Assured Shorthold Tenancy from 29.06.2017	£13,500 p.a.	
Flat 3	Individual	Second Floor Flat – Room, Kitchen/Reception, Bathroom	24 months Assured Shorthold Tenancy from 05.08.2017	£13,800 p.a.	

(1) There is a tenant's break clause on the 5th anniversary of the term.
(2) Hawes and Co was founded in 1885 with six closely linked offices in South West London and Surrey, including in Wimbledon Village, Wimbledon Broadway and Thames Ditton. Website Address: www.hawesandco.co.uk
The ultimate company is LSL Property Services plc.

Total £74,300 p.a.

