

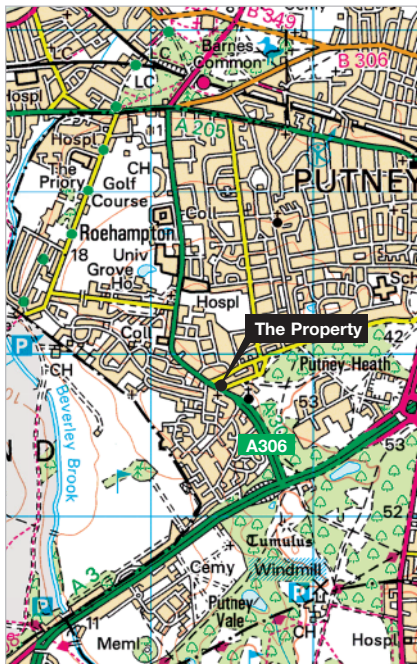
## London SW15

### 28 Roehampton High Street

### Roehampton

### SW15 4HJ

- **Freehold Shop and Residential Ground Rent Investment**
- Situated on an established local high street opposite William Hill
- Comprises a shop and two flats sold on long leases
- One flat reversion in 71 years
- Affluent South West London location
- Total Current Rents Reserved  
**£19,200 pa**



#### Tenure

Freehold.

#### Location

Roehampton is a residential suburb of South West London, located some 3 miles east of Richmond, 1 mile west of Putney and 2 miles west of Wandsworth.

The property is situated in a prominent end of terrace position on Roehampton High Street, north of Roehampton Lane (A306), which provides access to Kingston Road (A3) (½ mile).

Occupiers close by include William Hill, Majestic and various other local traders.

The property serves the needs of the local residential neighbourhood and the extensive Roehampton Estate, which is close by.

#### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary and staff accommodation to the basement. There are self-contained flats arranged on the rear and lower ground floor and the first/second floors. There is a flat to the rear ground floor and part basement and a maisonette to the first and second floors, both of which have been sold off on long leases.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease/Licence Terms	Current Rent/Licence Fee £ p.a.	Next Review/ Reversion
Ground Floor and Basement	Suntime Putney Ltd	Ground Floor (1)	35.36 sq m (381 sq ft)		Licence for a term of 5 years expiring 16.02.2021	£19,000 p.a.	Reversion 2021
		Basement (1)	15.59 sq m (168 sq ft)				
Ground Floor Rear and Basement	Individual (2)	Ground Floor Rear and Basement Flat			178 years from 29.09.2010	£100 p.a. with fixed increases	Reversion 2188
First and Second Floor	Individual (2)	First and Second Floor Maisonette			99 years from 29.09.1989	£100 p.a. with fixed increases	Reversion 2088

(1) Not inspected by Allsop. Floor areas taken from VOA.

(2) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the qualifying tenants.

**Total £19,200 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

**Seller's Solicitor** S Nelken Esq, Freemans Solicitors. Tel: 0207 935 3522 e-mail: [sn@freemanssolicitors.net](mailto:sn@freemanssolicitors.net)