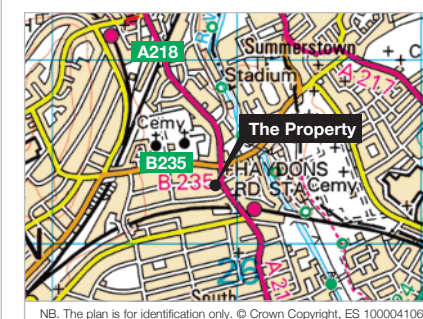


London SW19

284/286/288 Haydons Road SW19 8JZ

- **Freehold Shop and Residential Ground Rent Investment**
- Comprises two shops (one double unit) and 11 flats sold off
- Prominent corner position in South London borough
- Close to Haydons Road Rail Station
- No VAT applicable
- Flat reversions from 2091
- Total Current Rent Reserved **£35,250 pa⁽²⁾**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Haydon Road is an established commercial location, within the London Borough of Merton, some 6.5 miles south-west of Central London. The A24 and A3 are easily accessible providing links to the M25.

This prominent property is located on the west side of Haydons Road, on its junction with Cromwell Road. The property is some 120 metres from Haydons Road Rail Station, which is served by Thameslink. Occupiers close by include Co-op Food, amongst other independent retailers.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops (one of which is double fronted, and has been sub-divided) and 11 flats which have been sold off on long leases.

VAT

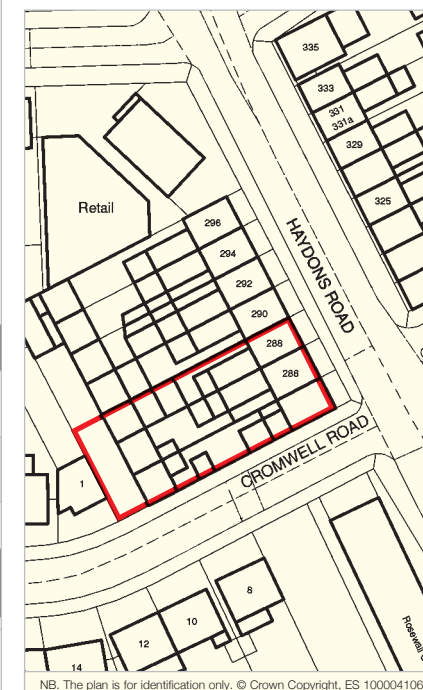
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
284/286	Kassan Hanif Kassam	Gross Frontage (inc access) 11.30 m (37' 1") Net Frontage 9.40 m (30' 10") Ground Floor (1) 71.06 sq m (765 sq ft)	5 years from 18.05.2018 Effectively FR & I	£21,000 p.a. (2) (£3,500 rent deposit held)	Reversion 2023
288	Treebox Ltd	Gross Frontage (inc access) 5.25 m (17' 3") Net Frontage 3.75 m (12' 4") Ground Floor (1) 34.59 sq m (372 sq ft)	1 year from 01.09.2010 Effectively FR & I	£10,800 p.a.	Holding over
Part Ground, First and Second	Various Individuals (3)	11 Flats	Each flat subject to a 99 year lease	£3,450 p.a. (Total)	Reversions from 2091

(1) Not inspected by Allsop. Area taken from www.tax.service.gov.uk
 (2) The tenant benefits from a rent free period expiring 14th April 2019. The vendor will top up the rent to the expiry of the rent free period such that the buyer in effect receives £21,000 per annum from completion.
 (3) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on residential tenants.

Total £35,250 p.a.⁽²⁾