

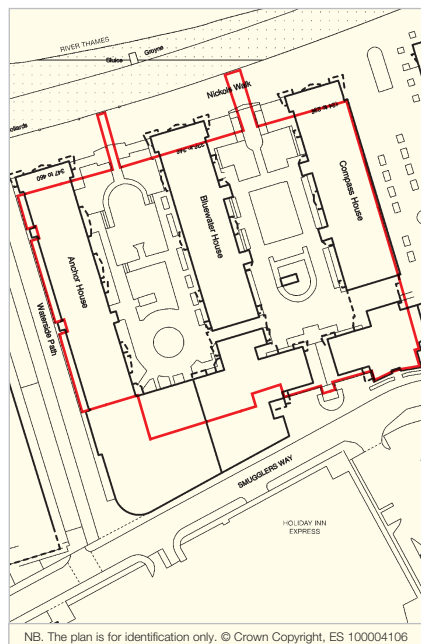
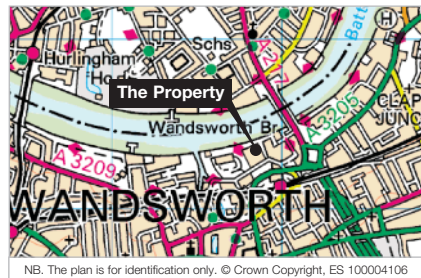
London SW18 **Riverside West Car Park** **Smugglers Way** **Wandsworth** **SW18 1DB**

- **Virtual Freehold Car Park Investment**
- 584 space South-West London car park
- Located adjacent to the River Thames and Wandsworth Bridge
- Current Gross Turnover Rent
£159,226.15 pa ⁽¹⁾

On the Instructions of La Salle Investment Management



SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years (less 10 days) from 17th December 2002 (thus having some 987 years unexpired) at a fixed ground rent of a peppercorn.

Location

Wandsworth is a popular residential and commercial suburb of south-west London which lies 7 miles from the West End. The property is situated adjacent to the River Thames and Wandsworth Bridge and forms part of a development which also comprises a Virgin Active gym, nursery and 533 flats. The numerous restaurants, wine bars and facilities of Old York Road are just minutes away. Wandsworth Town Rail Station is located close by. Smugglers Way runs off Swandon Way (A217) immediately to the west of the York Road, Trinity Road and Wandsworth Bridge Road roundabout. Occupiers close by include B&Q, Homebase, McDonald's and a Holiday Inn Express.

Description

The property is arranged on lower ground and ground floors to provide a split level 584 space car park which forms part of a mixed use commercial and residential development. External access to the property is via a double entrance off Smugglers Way and the lower ground floor is accessed via an internal ramp.

The property provides the following accommodation

Ground Floor	310 spaces
Lower Ground Floor	274 spaces

Tenancy

The property is at present operated by VINCI PARK UK LIMITED. The gross car park income for the year ended 31st December 2013 was £294,922, the gross turnover rent receivable by the Vendor for the year ended 31st December 2013 was £159,226.15 (1).

Current Car Park Charges

Drive in rates:

0-1 hours	£2.00	2-3 hours	£5.90
4-5 hours	£8.40	24 hours	£31.90

Permits

1 month resident permits currently cost	£240
1 month non resident permits currently cost	£349
12 month resident permits currently cost	£1,285
12 month non resident permits currently cost	£2,087

Tenant Information

Website Address: www.vincipark.co.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

We understand an EPC is not required.

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 P Widman Ms, Eversheds. Tel: 0845 497 0667 e-mail: philippawidman@eversheds.com

