

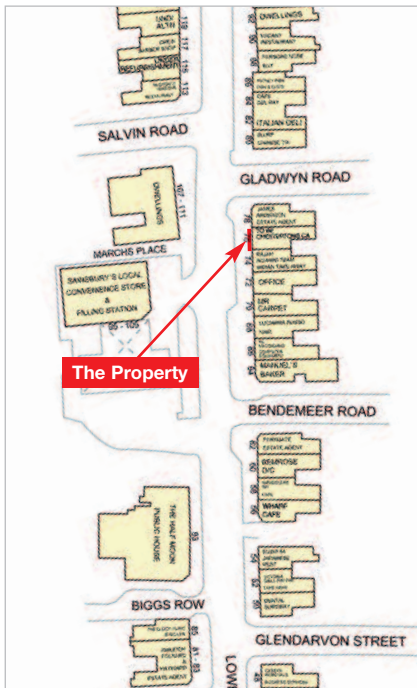
London SW15

76 Lower Richmond Road

Putney

SW15 1LL

- **Virtual Freehold Estate Agents Office Investment**
- Let on a new 10 year lease to Chestertons Global Ltd (t/a Chestertons Estate Agents) (1)
- Affluent and popular London suburb
- No VAT applicable
- Rent Review 2021
- Current Gross Rent Reserved **£17,500 pa**



Tenure

Virtual Freehold. Held for a term of 999 years from completion at a fixed peppercorn ground rent.

Location

The affluent London suburb of Putney is located adjacent to the River Thames and less than 5 miles south-west of Central London. The property is on the north side of Lower Richmond Road, in an established retail parade close to its junction with Gladwyn Road. There is metered on-street parking on Lower Richmond Road and the surrounding side streets. Putney Bridge Underground Station (District Line) is some half a mile to the east, whilst a Sainsbury's convenience store and petrol filling station is opposite. Other nearby occupiers include a number of estate agents, Hudsons Restaurant, The Half Moon Pub and many other delicatessens, shops and restaurants.

Description

This recently refurbished property is arranged on ground floor only and will provide an estate agents office. We understand the tenants will shortly start fitting out the property.

The property provides the following accommodation and dimensions:

Gross Frontage	5.25 m	(16' 10")
Net Frontage	3.75 m	(12' 4")
Shop Depth	9.3 m	(30' 6")
Built Depth	10.6 m	(34' 9")
Ground Floor	33.65 sq m	(362 sq ft)

Tenancy

The property is at present let to CHESTERTONS GLOBAL LTD (t/a Chestertons Estate Agents) for a term of 10 years from 12th July 2016 at a current rent of £17,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant break option at the end of the seventh year, on 6 months' notice. (1)

Tenant Information

No. of Branches: 34 in the UK. Chestertons International has more than 50 branches worldwide.
Website Address: www.chestertons.com
For the year ended 31st December 2014, Chestertons Global Ltd reported a turnover of £42.304m, a pre-tax profit of £17.974m, shareholders' funds and a net worth of £3.23m.
(Source: riskdisk.com 03.11.2016.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 58 Band C (Copy available on 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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