

London SW17

252 Upper Tooting Road

Tooting

SW17 0DN

- **Freehold Vacant Shop and Residential Investment**
- Comprises a shop, five studio flats let on Assured Shorthold Tenancies and one vacant studio flat
- Popular and densely populated South West London suburb
- Prominent location on Upper Tooting Road (A24)
- 250 metres from Tooting Broadway Underground Station
- Total Current Rents Reserved

£42,580 pa

plus vacant shop and flat

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Tooting is a densely populated suburb of South West London, situated approximately 7 miles from Central London. The A24 provides access to the South Circular Road and London to the north-east and the M25 to the south-west, whilst Tooting Broadway Underground Station (Northern Line) is close by.

The property is situated on the west side of Upper Tooting Road, between its junctions with Broadwater Road and Gattin Road, approximately 250 metres from Tooting Broadway Underground Station.

Occupiers close by include William Hill (opposite), Betfred, Oxfam, Post Office, Santander, TK Maxx, Superdrug, Nando's, Lidl and Nationwide, amongst many others around Tooting Broadway Underground Station.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with ancillary accommodation to the basement part of which is within a vaulted area to the rear with reduced head height. There is rear access to both the shop and basement from the enclosed yard. The upper floors comprise 6 x studio flats which are separately accessed from the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement	Vacant	Ground Floor 79.95 sq m (861 sq m) Basement (inc vaulted area) 80.40 sq m (865 sq m) Total 160.35 sq m (1,726 sq m)			Presently on the market quoting £47,500 p.a.
Flat 1	Individual	First Floor – Studio	12 month Assured Shorthold Tenancy from 24.02.2018	£7,800 p.a.	Reversion 2019
Flat 2	Individual	First Floor – Studio	12 month Assured Shorthold Tenancy from 31.08.2017	£8,840 p.a.	Holding Over
Flat 3	Vacant	First Floor – Studio			
Flat 4	Individual(s)	Second Floor – Studio	6 month Assured Shorthold Tenancy from 24.05.2018	£9,000 p.a.	Reversion 2018
Flat 5	Individual	Second Floor – Studio	12 month Assured Shorthold Tenancy from 02.05.2016	£8,100 p.a.	Holding Over
Flat 6	Individual(s)	Third Floor – Studio	6 month Assured Shorthold Tenancy from 08.04.2017	£8,840 p.a.	Holding Over

Total £42,580 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

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