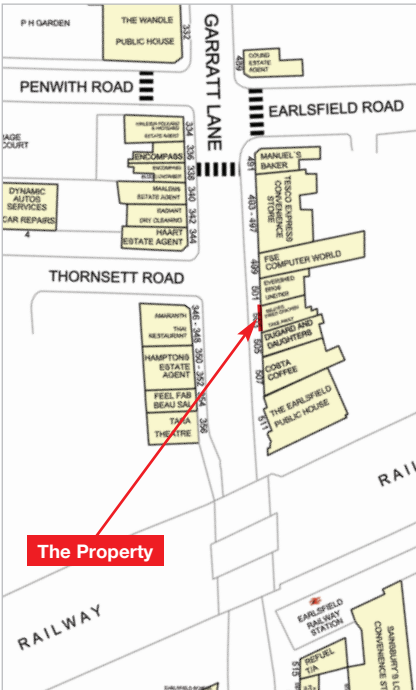


London SW18
503 Garratt Lane
Earlsfield
SW18 4SW

- **Freehold Shop Investment and Vacant Maisonette**
- Shop let on a lease expiring in 2024
- Situated within 100 metres of Earlsfield Rail Station
- Includes planning permission for three flats (1)
- Shop Rent Review 2019
- No VAT applicable
- Current Rent Reserved **£18,000 pa plus vacant maisonette (1)**



Tenure
Freehold.

Location
Earlsfield is an affluent residential and commercial suburb of South West London, some 7 miles from Central London. The property is located on the north side of Garratt Lane, in between the railway line and Earlsfield Road. Earlsfield Rail Station is some 100 metres to the south of the property. Occupiers close by include Dugard & Daughters (adjacent), Costa Coffee, The Earlsfield public house, The Wandle public house, Sainsbury's Local, Tesco Express, Haart estate agents and Barclays Bank, amongst others.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor takeaway with ancillary basement accommodation and a self-contained maisonette above accessed from the front.

The maisonette benefits from planning permission for three flats, two of which will benefit from roof terraces. To the rear of the property is a store which opens on to Heritage Place and provides rear access.

Planning (1)
The property benefits from planning consent (Ref: 2017/6628) to convert and extend the upper floors to provide a two bedroom flat and 2 x one bedroom flats. Both one bedroom flats benefit from roof terraces.
All enquiries: www.eastherts.gov.uk

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
For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Mr Ikram Shieikh and Mr Ishtiaq Ahmed (t/a Majors Fried Chicken)	Gross Frontage (inc entrance to uppers)	6.40 m	(21' 0")	20 years from 01.08.2004 Rent review every 5th year FR & I	£18,000 p.a.	Rent Review 2019
		Net Frontage	4.30 m	(14' 2")			
		Shop Depth	9.20 m	(30' 2")			
		Built Depth	9.55 m	(31' 4")			
		Ground Floor	38.00 sq m	(409 sq ft)			
		Basement	38.00 sq m	(409 sq ft)			
		Rear Store	32.50 sq m	(350 sq ft)			
Maisonette	Vacant	Flat – Four Rooms, Kitchen, Bathroom (1)			–	–	–

Total £18,000 p.a.

