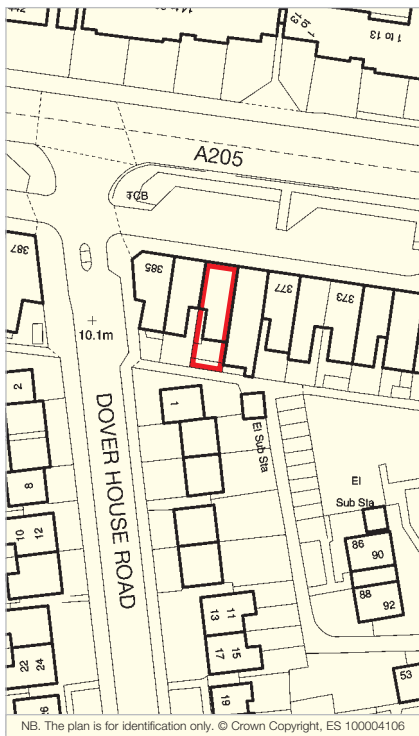


London SW15
381A Upper Richmond Road
Putney
SW15 5QJ

- Well Located Freehold Shop and Ground Rent Investment
- Popular South-West London location
- Shop let on lease to 2026, with rent deposit
- Shop Rent Review 2016
- Total Current Rents Reserved
£25,250 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Putney is a fashionable and prosperous suburb situated on the south bank of the Thames about 6 miles south-west of Central London. The area enjoys good communications with the A3 running to the south, A219 linking Putney Bridge to the King's Road and Fulham Road, as well as regular Rail services at East Putney (Underground) and Putney Stations (Overground). The property forms part of a parade of shops to the west of the town centre, fronting A205 Upper Richmond Road, at the junction with Dover House Road. Occupiers close by include Boots Pharmacy, Martins, Ladbrokes and Costcutter.

Description
The property is arranged on ground and one upper floor to provide a lock up shop unit with a self-contained flat over (sold on a long lease) access to which is from the front. The shop benefits from pedestrian access at the rear. A service road to the front provides customer parking.

VAT
VAT is not applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 6 London SW15.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Premium Hospitality Ltd T/A Putney Bakery	Gross Frontage (including Entrance to Flat) 5.75 m (18' 10") Net Frontage 4.35 m (14' 4") Shop Depth 8.30 m (27' 3") Built Depth 16.10 m (52' 10")	15 years from 21.03.2011 Rent review every 5th year FR & I	£25,000 p.a.	Rent Review 2016
Flat	Individual	First Floor Flat	125 years from 01.01.2011 Rent doubles every 25 years FR & I	£250 p.a.	Reversion 2137

Total £25,250 p.a.