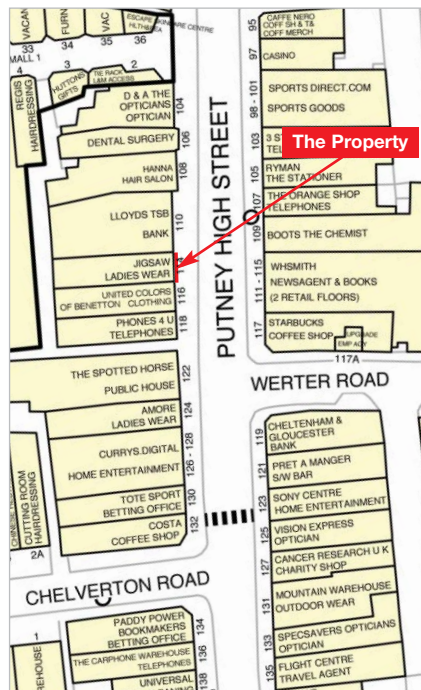


London SW15 114 & 114A Putney High Street SW15 1RG

- Well Located Freehold Shop and Residential Investment
- Shop let to Robinson Webster (Holdings) Limited, t/a Jigsaw, on a new 15 year lease
- Includes self-contained maisonette let on Assured Shorthold Tenancy
- Affluent South-West London suburb
- Shop Rent Review 2014
- Total Current Rents Reserved

£103,880 pa



Tenure

Freehold.

Location

Putney is an affluent residential area of South-West London, located immediately over the Thames from Fulham and the New Kings Road. The area is well served by public transport having Putney Bridge and East Putney Underground stations (District Line) and Putney Rail Station (South-West Trains) within easy access of the High Street. The property occupies a first class trading position in the principal retailing area of Putney High Street, close to the entrance to Putney Exchange Shopping Centre, opposite the junction with Werter Road. Occupiers close by include Lloyds TSB, Phones 4 U, Starbucks, W H Smith, Boots, The Orange Shop, Ryman's, 3 Store and Dollond & Aitchison.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with basement storage and ancillary staff accommodation, together with a self-contained maisonette above, accessed from the rear. The upper floor maisonette has the benefit of planning permission to convert into 3 x 1 bedroom flats (granted 23.02.2010 – Ref: 2009/4518). Local Planning Authority: Wandsworth Council www.wandsworth.gov

VAT

VAT is not applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Basement	Robinson Webster (Holdings) Limited (t/a Jigsaw) (1)	Gross Frontage 5.50 m (18') Net Frontage 5.00 m (16' 5") Shop Depth 15.10 m (49' 6") Built Depth 16.45 m (53' 11") Basement 29 sq m (312 sq ft)	15 years from 18.03.2009 Rent review every 5th year FR & I	£65,000 p.a.	Rent Review 2014
First, Second and Third (114A)	Individuals	First, Second and Third Floors – Maisonette comprising 8 Rooms, Kitchen, Bathroom, WC and Utility Room	AST for 1 year from 01.05.2011	£38,880 p.a.	Reversion 2012

(1) No. of Branches: 46. Website Address: www.jigsaw-online.com. For the year ended 2nd October 2010, Robinson Webster (Holdings) Limited reported a turnover of £81.08m, pre-tax loss of £121,000 and a net worth of £22.5m. (Source: www.riskdisk.com April 2011)

Total £103,880 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

Seller's Solicitor O Gunduz Esq, Centurion Law. Tel: 0207 608 2005 Fax: 0207 608 2006 e-mail: olgan@centurionlaw.co.uk

