

# London SW18

## 157/159 Wandsworth High Street

### SW18 4JB

- Freehold Bank and Residential Investment
  - Bank let to Lloyds TSB Bank plc on a lease expiring 2021 (1)
  - Includes three self-contained flats above
  - Bank Rent Review 2016
  - Total Current Rents Reserved
- £56,220 pa plus Two Vacant Flats**

On the Instructions of Mark Downham & Anthony Spencer of Eddisons acting as Joint LPA (Fixed Charge) Receivers

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

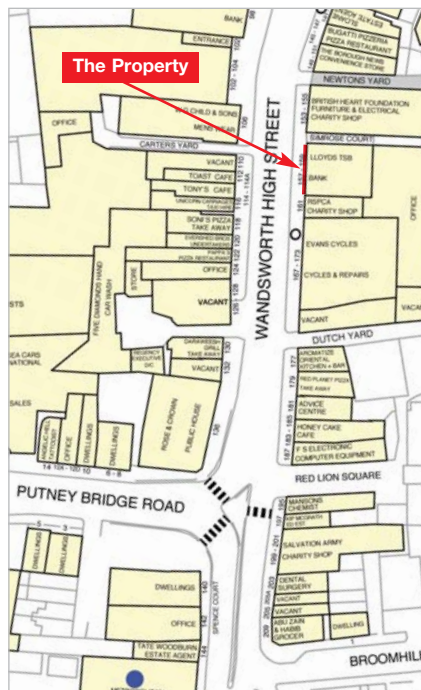
**Location**  
Wandsworth is a popular residential and commercial suburb of South-West London, some 7 miles from the West End. The suburb is located on the A3 and has the benefit of two Rail stations at Wandsworth Town (Overground) and East Putney (District Line) Underground. The property is situated on the south side of Wandsworth High Street near the junction with Putney Bridge Road. Occupiers close by include Evans Cycles, NatWest, BHF, RSPCA and a number of local traders.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor banking hall with a strong room to the rear and staff ancillary and storage to the rear of the first floor. The remainder of the first and the second floors provide three self-contained flats, two of which are accessible from the front and one from the side.

**VAT**  
Please refer to the Special Conditions of Sale.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Viewings**  
To be held on Monday 28th November 2011 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details including your name, company name and address to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk). In the subject box of your e-mail, please ensure that you enter **Lot 70 London SW18**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank	Lloyds TSB Bank plc (4)	Gross Frontage (3) 13.95 m (45' 9") Shop & Built Depth 17.10 m (56' 2") Part First Floor 50 sq m (538 sq ft)	10 years from 27.07.2011 (1) Rent review every 5th year FR & I	£45,000 p.a.	Rent Review 2016
Flat 157A	Individual	Part First & Part Second Floor Flat comprising – Three Rooms, Reception/Kitchen and Bathroom	Assured Shorthold Tenancy	£11,220 p.a. (annualised)	Holding Over
Flat 159A	Vacant	Part First Floor Flat comprising – One Room, Reception/Kitchen and Bathroom			
Flat 159B	Vacant	Part Second Floor Flat comprising – One Room, Reception/Kitchen and Bathroom (2)			

- (1) The lease contains a tenant's option to break at the end of the fifth year.  
(2) Not inspected by Allsop. Accommodation details provided by Vendor.  
(3) Includes entrance to upper floors.  
(4) Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: [www.lloydstsb.com](http://www.lloydstsb.com). For the year ended 31st December 2010, Lloyds TSB Bank plc reported a turnover of £0, a pre-tax profit of £725,000,000, shareholders' funds of £46,891,000,000 and a net worth of £41,379,000,000. (Source: 26.10.2011)

**Total £56,220 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** Ms R Chauhan, Dundas & Wilson LLP. Tel: 0207 240 2401 Fax: 0207 240 2448 e-mail: [roshni.chauhan@dundas-wilson.com](mailto:roshni.chauhan@dundas-wilson.com)



