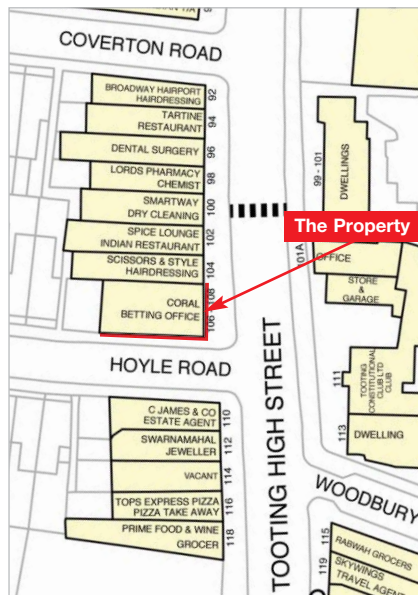


London SW17 **106-108** **Tooting High Street** **Tooting** **SW17 0RR**

- **Well Located Freehold Betting Office and Residential Ground Rent Investment**
- Betting office let to Coral Racing Ltd on a new 16 year lease (no breaks)
- Minimum uplift at each review
- No VAT
- Betting office Rent Review 2016 to a minimum of £29,782 pa. Further minimum increase in 2021
- Total Current Rents Reserved

£26,200 pa

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, whilst Tooting Broadway Underground Station (Northern Line) is close by. The property is situated in a prominent corner position at the junction of Tooting High Street and Hoyle Road less than 200 metres to the south of Tooting Broadway Underground Station. Occupiers close by include Sainsbury's and a broad range of local shops and restaurants.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting office with basement (not used) together with residential accommodation on the first and second floors above and ground and first floors to the rear, which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 85 London SW17**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Front	Coral Racing Ltd	Gross Frontage 10.2 m Net Frontage 9.1 m Shop Depth 7.8 m Basement – not inspected	16 years from 04/03/2011 Rent reviews in September 2016 and September 2021, the rent is to be increased by a minimum of 2.5% p.a. compounded or open market rental value FR & I	£26,000 p.a.	Rent Review 2016 (rising to a minimum of £29,782 p.a. with a further minimum increase in 2021)
Ground Rear, First & Second Floors	Cormorant Ltd	Part Ground (Rear), First & Second Floor Residential	125 years from 29/09/1986	£200 p.a.	Rent increases to £400 p.a. in September 2011 and increases by a further £200 p.a. every 25 years thereafter

(1) No. of Branches: 1,600. Website Address: www.coral.co.uk.

Total £26,200 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 J Boot, Wallace LLP. Tel: 0207 636 4422 Fax: 0207 467 8724 e-mail: jackie.boot@wallace.co.uk