

London SW11 **557-561 (odd)** **Battersea Park Road** **Battersea** **SW11 3BL**

- **Virtual Freehold Shop Investment**
- Comprising a triple shop unit
- Busy main road location within an affluent South West London suburb
- No VAT applicable
- Current Gross Rent Reserved

£40,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 20th March 2012 (thus having some 993 years unexpired) at a peppercorn ground rent.

Location

Battersea is a prosperous suburb of South West London located within the London Borough of Wandsworth. Rail communications are good with Clapham Junction Station providing frequent services to Central London.

The property is situated on the south side of Battersea Park Road (A3205), a short distance south-west of Battersea Park, between its junctions with Battersea Bridge Road (A3220) and Falcon Road (A3207).

Occupiers close by include Spar, Coral, Co-op Funeralcare and a number of local traders.

Description

The property is arranged on ground floor to provide a triple shop unit. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	17.05 m	(55' 11")
Net Frontage	14.90 m	(48' 10")
Shop Depth	8.55 m	(28' 1")
Built Depth	10.40 m	(34' 2")

Tenancy

The property is at present let on a lease renewal to QUALITA LTD for a term of 10 years from 11th January 2016 at a current rent of £40,000 per annum. The lease provides for a rent review on 1st May 2021 and tenant's option to break at the fifth year and contains full repairing and insuring covenants. The lease is contracted outside of the Landlord & Tenant Act 1954 (Sections 24 and 28).

Tenant Information

'Qualita is an established furniture manufacturer already making furniture for major high street players within the UK and abroad.' (Source: www.qualita.co.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

EPC Rating 72 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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