

London SW8 **797 Wandsworth Road** **Battersea** **SW8 3JH**

- **Freehold Shop and Residential Ground Rent Investment**
- Comprising a shop and maisonette (sold off on a long lease)
- Affluent London suburb
- Shop lease expires 2025
- No VAT applicable
- Rent Review 2020
- Total Current Rents Reserved

£12,100 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Wandsworth Road (A3036) runs south-west from Vauxhall and its intersection with Nine Elms Lane (A3205) to its junction with Queenstown Road (A3216) and Lavender Hill in Clapham. Public transport links are excellent, with numerous bus routes serving the area and Wandsworth Road Mainline and Vauxhall Mainline/Underground (Victoria Line) stations nearby. The property is situated in Battersea on Wandsworth Road (A3036), between its junctions with Victoria Rise and The Chase, a short distance east of its junction with Queenstown Road (A3216) and Lavender Hill. Occupiers close by include Tesco Express, Sainsbury's and a number of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with basement storage. There is a maisonette on the first and second floors which has been sold off on a long lease. To the rear there is a garden.

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

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor, Basement and Garden	Lennox Pear (t/a Slik Barbers)	Gross Frontage 4.30 m (14' 2") Net Frontage 4.00 m (13' 0") Shop Depth 7.90 m (25' 11") Built Depth 11.40 m (37' 6") Basement 7.40 sq m (80 sq ft)	10 years from 06.10.2015 FR & I	£12,000 p.a.	Rent Review 2020
First and Second Floor	Two Individuals	Maisonette	125 years from 25.12.2001	£100 p.a. (Doubling every 33 years to a maximum of £400)	Reversion 2126

Total £12,100 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

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