

London SW17 163-165 Tooting High Street Tooting **SW17 OSY** 

- Virtual Freehold Shop Investment
- Entirely let to Asset Grove Investments Ltd until 2027
- Close to Tooting Broadway Tube Station
- Rent Review 2022
- No VAT applicable
- Current Gross Rent Reserved

# £29,000 pa







### Tenure

Leasehold. To be held for a term of 999 years from completion at a peppercorn ground rent.

#### 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 on the south of Tooting High Street, between Nutwell Street and Sellincourt Road. It is within 0.2 miles of Tooting Broadway Underground Station (Northern Line).

Occupiers close by include a Sainsbury's and Screwfix, amongst other independent retailers.

## Description

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

The property provides the followin	g accommodation and	I dimensions:
Gross Frontage	10 20 m	(33' 6")

Gross Frontage	10.20 11	(33 0 )
Net Frontage	9.75 m	(31' 11")
Shop Depth	12.75 m	(41' 10")
Built Depth	13.05 m	(42' 9")

### Tenancy

The property is at present let to ASSET GROVE INVESTMENTS LIMITED (with personal guarantee) for a term of 10 years from 11th December 2017 at a current rent of £29,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## 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.

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 D Broughton Esq, Portner & Jaskel. Tel: 0207 616 5300 e-mail: dbr@portner.co.uk Joint Auctioneer C Jago Esg, Houston Lawrence. Tel: 0207 801 9023 e-mail: chris.jago@houstonlawrence.co.uk

