

London SW19

Kwik Fit Depot

12 Kingston Road

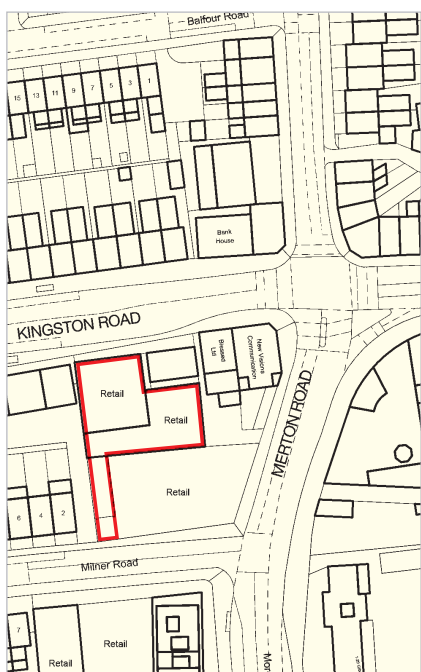
Wimbledon

SW19 1JX

- Freehold Tyre Depot Investment
- Affluent South-West London location
- Let to Kwik Fit Properties Ltd on a new reversionary lease expiring 2029 – no breaks
- Rent Review 2019
- Current Rent Reserved

£70,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Wimbledon is a prosperous and much sought after suburb of South-West London which lies 5 miles south-east of Richmond-upon-Thames. The area benefits from good road communications being adjacent to the A3 and having regular rail and tram services. Renowned worldwide for its tennis tournament, Wimbledon is also well established as a commercial and retailing centre. The property is situated on the south side of Kingston Road, to the west of its junction with Merton Road, Merton High Street and Morden Road. South Wimbledon Underground Station (Northern Line) is located on the south-east corner of this junction. Occupiers close by include Tesco Express, NHS South Wimbledon Clinic, Sainsbury's Local and Wimbledon Audi.

Description

The property is arranged on ground floor only to provide a tyre, exhaust and service centre. The property benefits from rear vehicular access from Milner Road.

The property provides the following accommodation and dimensions:

Gross Frontage	16.85 m	(55' 4")
Built Depth	25.05 m	(82' 2")
Ground Floor	600.75 sq m	(6,466 sq ft)

Tenancy

The entire property is at present let by way of reversionary lease to KWIK FIT PROPERTIES LTD for a term of 15 years from 25th March 2014 at a current rent of £70,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 600 in the UK.

Website Address: www.kwikfit.com

For the year ended 31st March 2012, Kwik Fit Properties Ltd reported a turnover of £156,000, a pre-tax profit of £263,000, shareholders' funds and a net worth of £11.102m. (Source: riskdisk.com 06.01.14.)

VAT

VAT is 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 S Lawrence Esq, Ronald Fletcher Baker LLP. Tel: 0207 467 5762 e-mail: s.lawrence@rflbalegal.co.uk