

London SW11

234-236 Battersea

Park Road

Battersea

SW11 4ND

- **Well Located Freehold Shop and Residential Ground Rent Investment**
- Shop let to Douglas & Gordon Limited on a lease expiring in 2028
- Affluent South West London suburb
- Area undergoing extensive redevelopment
- Shop recently refurbished
- Rent Review 2023
- Total Current Rents Reserved

£38,100 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

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 area is currently undergoing a large redevelopment following the relocation of the American Embassy, the redevelopment of Battersea Power Station and the Northern Line Underground extension (due for completion in 2020).

The property is prominently situated at the junction of Battersea Park Road and Albert Bridge Road, a short distance from Battersea Park. The area is popular with estate agents, with occupiers close by including Savills, Kinleigh Folkard & Hayward, John D Wood, Aspire estate agents and a number of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor estate agents with office accommodation at basement level. The upper floors comprise three self-contained flats which have been sold off on long leases.

VAT

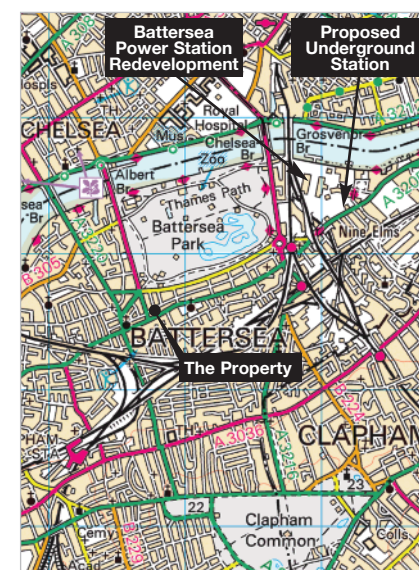
VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.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 and Basement	Douglas & Gordon Limited (1)	Gross Frontage 15.65 m (51' 4") Return Frontage (Albert Bridge Road) 2.70 m (8' 10") Built Depth 9.50 m (31' 2") Basement 74.35 sq m (800 sq ft) Ground Floor 72.40 sq m (779 sq ft)	15 years from 29.09.2013 Rent review every 5th year FR & I	£37,600 p.a.	Rent Review 2023
Flat 1 234A	Individual	Flat	125 years from 28.03.2017 Fixed increase every 25th year	£250 p.a.	Fixed increases of £50 p.a. every 25 years
Flat 2 234A	Individual	Flat	125 years from 28.03.2017 Fixed increase every 25th year	£250 p.a.	Fixed increases of £50 p.a. every 25 years
236A	Individual	Maisonette	A term of years expiring 24.03.2195	Peppercorn	

(1) Website address: www.douglasandgordon.com
19 branches across London.

For the year end 31st March 2017, Douglas and Gordon Limited reported a turnover of £15.64m, a pre-tax loss of £993,247, shareholders' funds of £4.11m, a net worth of £3.94m (Source: Experian 29.10.2018).

NB. Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

Total £38,100 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

Seller's Solicitor Ms C Frampton, Ashfords LLP. Tel: 0207 544 2841 e-mail: c.frampton@ashfords.co.uk

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