

London SW13

70 White Hart Lane

Barnes

SW13 0PZ

- **Virtual Freehold Estate Agents Investment**
- Let to Carter Jonas Service Company until 2026 (1)
- Situated in affluent and popular West London location known as 'Little Chelsea'
- No VAT applicable
- Current Gross Rent Reserved
£25,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from completion at an initial ground rent of £250 per annum, rising by £250 every 25 years.

Location

Barnes is an affluent West London suburb known as 'Little Chelsea' situated in the London Borough of Richmond upon Thames, to the south of Hammersmith Bridge. Putney lies to the east, Richmond to the west, Hammersmith to the north and Wimbledon to the south. The property is situated on the south side of White Hart Lane, between its junctions with Archway Street and Westfields Avenue in an attractive parade of boutiques and independent retailers with a Sainsbury's Local supermarket also close by.

Description

The property is arranged on ground floor only to provide a shop presently trading as an estate agents and 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	4.75 m	(15' 7")
Net Frontage	4.30 m	(14' 2")
Shop and Built Depth	14.00 m	(45' 11")
Ground Floor	89.30 sq m	(961 sq ft)

Tenancy

The property is at present let to CARTER JONAS SERVICE COMPANY for a term of 10 years from 11th October 2016 at a current rent of £25,000 per annum. The lease provides for a rent review in the fifth year of the term and contains effectively full repairing and insuring covenants by way of service charge contribution. (1) The lessee has an option to determine the lease at the fifth anniversary.

Tenant Information

Website Address: www.carterjonas.co.uk
For the year ended 30th April 2017, Carter Jonas Service Company reported a turnover of £38.853m, a pre-tax profit of £1.841m, shareholders' funds and a net worth of £2.480m. (Source: Experian 31.10.2018.)

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 Ms A Karrouze, ASB Law LLP. Tel: 01293 603675 e-mail: alexandra.karrouze@asb-law.com