

**London SW19**  
**86/86A High Street**  
**Wimbledon Village**  
**SW19 5EG**

- **Attractive First Class Freehold Bank Investment**
- Entirely let to Lloyds TSB Bank plc on a lease expiring in 2016
- Prosperous South-West London location
- No VAT applicable
- Current Rent Reserved  
**£152,000 pa**

**EIGHT WEEK COMPLETION PERIOD**



**Tenure**

Freehold.

**Location**

Wimbledon Village is an attractive and prosperous South-West London suburb located some 10 miles from Central London and 5 miles south-east of Richmond. The A3 is located 1½ miles to the north-west at Tippet's Corner. There are also good rail and Underground services to Central London via South-West Trains and the District Line. The property is situated in a first class position on the north side of High Street between the junctions of Church Road and Belvedere Grove.

Occupiers close by include Vodafone, Pizza Express, Starbucks, Jigsaw and Costa amongst others.

**Description**

The property is arranged on basement, ground and one upper floor, to provide a ground floor banking hall with storage and strong rooms, basement plant room, and ancillary staff accommodation on the first floor. To the rear is a parking area for 5 cars approached via High Street Mews.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>11.3 m</b>	<b>(37' 1")</b>
<b>Shop &amp; Built Depth</b>	<b>20.8 m</b>	<b>(68' 3")</b>
<b>Basement Plant Room – Not measured</b>		
<b>First Floor</b>	<b>25 sq m</b>	<b>(269 sq ft)</b>

**Planning**

Planning permission was granted in December 2009, subject to a Section 106 Agreement, for the redevelopment of 86 High Street, together with the adjoining property 85 High Street (under separate ownership) to provide a new ground floor and basement retail unit (4,467 sq ft), 8 residential apartments (2 x 1 bedroom, 6 x 2 bedroom) accessed from the High Street and the rear of the property and 6 car parking spaces. Plans of the proposed development and details of the adjoining owner are available upon request.

**Tenancy**

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 5 years from 24th June 2011 at a current rent of £152,000 per annum, exclusive of rates, without review. The lease contains full repairing and insuring covenants.

**Tenant Information**

Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: [www.lloydstsb.com](http://www.lloydstsb.com)

**VAT**

VAT is not applicable to this lot.

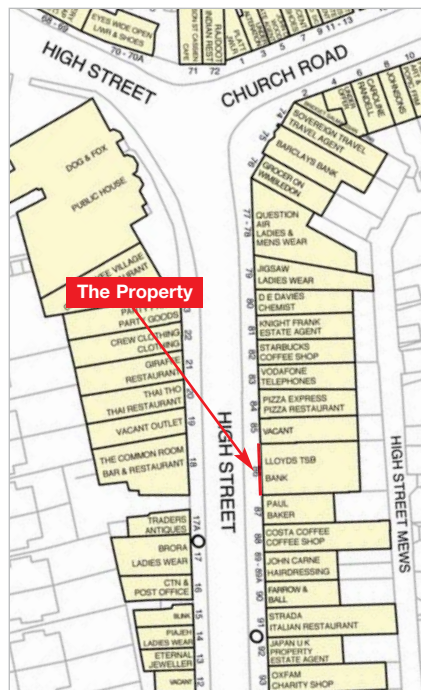
**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Viewings**

To be held on Tuesday 4th October 2011 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to [viewings@allso.co.uk](mailto:viewings@allso.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 93 Wimbledon**.



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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