

London SW17

109 Upper Tooting Road

Tooting

SW17 7TW

- **Prominent Freehold Shop Investment**
 - Lease expires 2029 (no breaks)
 - Prominent corner position
 - Busy and densely populated area
 - VAT is NOT applicable
 - Rent Review 2014
 - Current Rent Reserved
- £18,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Tooting is a popular and densely populated suburb situated approximately 7 miles south-west of 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 north side of Upper Tooting Road in a busy and densely populated area. Occupiers close by include a Tesco Express and a variety of local traders.

Description
This prominent property is arranged on ground and two upper floors which is presently used to provide a ground floor shop with ancillary accommodation on the first floor together with residential accommodation on the second floor comprising a studio flat. The upper floors are accessed from the shop internally.

The property provides the following accommodation and dimensions:

Gross Frontage (includes splay)	4.00 m	(13' 2")
Net Frontage	3.75 m	(12' 4")
Shop & Built Depth	7.00 m	(22' 11")
First Floor	18.00 sq m	(193 sq ft)
Second Floor comprising a Studio Flat		

Tenancy
The entire property is at present let to KISHORE PANDEY (t/a Beauty Salon) for a term of 20 years from 13th July 2009 at a current rent of £18,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The Vendors hold a rental deposit of £4,625 which will be passed on to the purchaser to hold.

Planning
Subject to obtaining all the necessary consents the upper floors may lend themselves to residential conversion. All enquiries should be made with the local authority.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

