

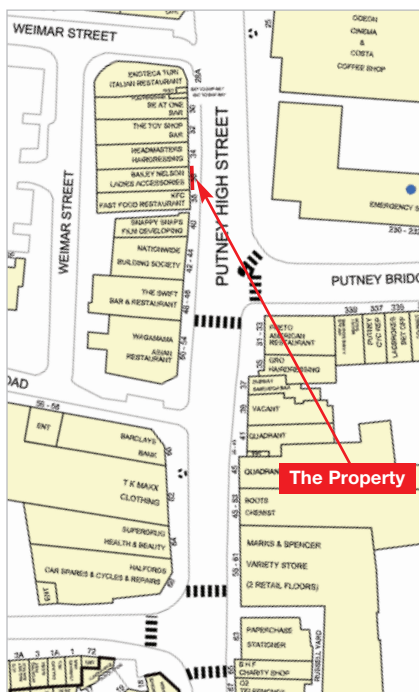
London SW15
36 Putney High Street
Putney
SW15 1SQ

- **Attractive Freehold Shop and Residential Ground Rent Investment**
- Located in prosperous South-West London suburb
- Let to Bailey Nelson Optometrist
- Close to Putney Bridge and Putney Exchange Shopping Centre
- No VAT applicable
- Reversion 2016
- Total Current Rents Reserved
£30,025 pa

SIX WEEK COMPLETION AVAILABLE



LOT 4



Tenure
Freehold.

Location

Putney is an affluent residential area of South-West London, located immediately over the Thames from Fulham and the New Kings Road. The area is well served by public transport having Putney Bridge and East Putney Underground Stations (District Line) and Putney Rail Station (South-West Trains) within easy access of the High Street. The property is situated on the west side of Putney High Street, close to the junction with Putney Bridge Road and a short walk to Putney Exchange Shopping Centre. Occupiers close by include TK Maxx Clothing, Marks & Spencer, Nationwide Building Society, Boots and Paperchase.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with storage accommodation in the basement. The upper floors comprise a maisonette which is accessed from Putney High Street, and has been sold off on a long lease. In addition there is a rear yard.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 75 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
36	Bailey Nelson London Limited (1)	Gross Frontage 6.0 m (19' 8") Net Frontage 3.9 m (12' 9") Shop Depth 13.40 m (44' 0") Built Depth 19.10 m (62' 8") Basement (GIA) 72.8 sq m (780 sq ft)	3 years from 07.11.2013 (2) Tenant's option to break 2014 (not exercised) FR & I subject to a schedule of condition	£30,000 p.a.	Reversion 2016
Maisonette	Individual	Residential – Not inspected	99 years from 25.12.1987	£25 p.a.	Reversion 2086 (71 years unexpired)

(1) Website address: www.baileynelson.co.uk
No. of Branches: 4 – Covent Garden, Chelsea, Old Spitalfields and Putney.
(2) Sections 24-28 of the Landlord & Tenant Act 1954 Part II are excluded.

Total £30,025 p.a.