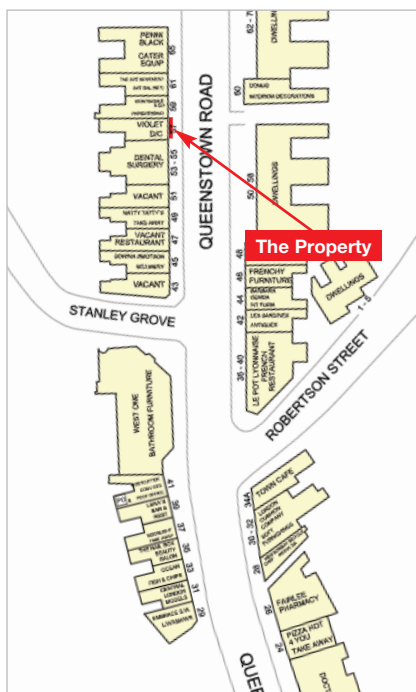


London SW8 **57 Queenstown Road** **Battersea** **SW8 3RG**

- **Freehold Shop and Residential Ground Rent Investment**
- Established parade in popular London suburb
- One flat reversion in c. 70 years
- ½ mile from Queenstown Road mainline station
- Shop trading as a dry cleaners
- Total Current Rents Reserved **£16,650 pa**



Tenure
Freehold.

Location
Battersea is a sought after and prosperous London suburb situated just to the south of the River Thames. The area benefits from excellent transport links with numerous Overground and Underground railway stations, including Clapham Junction to the west. Queenstown Road and Battersea Bridge Road (A3220) both lead north over the River Thames. The property is situated on the west side of Queenstown Road, close to the junction with Stanley Grove, some ½ mile south of Queenstown Road mainline station. Occupiers close by include a variety of local traders, bars and restaurants.

Description

The property is arranged on ground and three upper floors to provide a ground floor shop trading as a dry cleaners with kitchenette and WC to the rear. The ground floor rear and first, second and third floors provide three flats sold off on long leases.

VAT

Please refer to special conditions of sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease/Licence Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	MA Alhallak	Gross Frontage (inc entrance) 5.60 m Net Frontage 4.05 m	6 year licence from 09.05.2016	£16,500 p.a.	Reversion 2022
57A	Individual(s) (1)	Ground Floor Flat	189 years from 28.09.1988	Peppercorn	Reversion 2177
57B	Individual(s) (1)	First Floor Flat	189 years from 28.09.1988	Peppercorn	Reversion 2177
57	Individual(s) (1)	Second/Third Floor Flat	99 years from 29.09.1988	£150 p.a. (with fixed increases)	Reversion 2087

NB. Not inspected by Allsop. Areas taken from VOA.

(1) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the qualifying tenants.

Total £16,650 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

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