

## London SW18

**Unit 2**  
**The Filaments**  
**Buckhold Road**  
**Wandsworth**  
**SW18 4WW**

- **Virtual Freehold Commercial Investment**
- Popular and affluent South West London suburb
- Let to Lift Brands UK Ltd (sub-let and t/a 9Round) on a lease expiring in 2025 (1)
- Close to Southside Shopping Centre, Wandsworth town, and the Ram Brewery redevelopment site
- Rent deposit of £16,800 (inc VAT)
- 9Round franchisees operate from over 550 locations worldwide
- Rent equates to £27.40 per sq ft
- Current Gross Rent Reserved  
**£28,000 pa**

### EIGHT WEEK COMPLETION



#### Tenure

Leasehold. Held for a term of 999 years from 30th January 2015 (thus having some 996 years unexpired) at a peppercorn ground rent.

#### Location

Wandsworth is an affluent residential and commercial suburb of South West London, 7 miles from Central London. Buckhold Road runs north/south from Southfields/Earlsfield, The Filaments being situated on the west side at the junction with Hardwicks Square, close to Wandsworth High Street and the Southside Shopping Centre. Wandsworth town has benefited from a large amount of investment in recent years, with key developments nearby including the Ram Brewery site. Occupiers close by include Co-operative Food, Costa Coffee, TK Maxx, Betfred, Nuffield Health Gym, an NCP and many other national multiples in Southside Shopping Centre.

#### Description

The property is arranged on ground floor only to provide a commercial unit presently trading as a gym and forming part of a modern mixed use development, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:  
**Ground Floor (GIA) 95 sq m (1,022 sq ft)**

**NB. Not measured by Allsop. Floor area from architect's plan.**

#### Tenancy

The property is at present let to LIFT BRANDS UK LTD for a term of 10 years from 7th October 2015 at a current rent of £28,000 per annum. The lease provides for a rent review and mutual landlord and tenant break option (1) in the fifth year of the term and contains full repairing and insuring covenants. There is a 6 month rent deposit held. The property is sub-let to EGS Leisure Ltd (t/a 9Round) on a lease expiring 2nd October 2025.

#### Further Information – 9Round

Website Address: [www.9round.com](http://www.9round.com)  
 9Round is a fitness franchise that operates from more than 550 locations in the US and 12 countries.

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.