

London SW11

292/294 & Land at the Rear of 296

Battersea Park Road SW11 3BT

- Well Located Freehold Shop and Residential Ground Rent Investment
- Comprising a double fronted shop with five flats above (sold off on long leases)
- Wealthy South London Location
- No VAT applicable
- Total Current Rents Reserved **£35,250 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Battersea Park Road is located within Battersea, which is located approximately 4 miles to the south-west of Central London and the London Borough of Wandsworth. It has excellent transport links with the nearby A3 and A205 (South Circular) giving access to South and West London respectively, as well as the M25, M3 and M4. The area is serviced by numerous bus routes and Clapham Junction and Wandsworth Common Mainline Rail Stations.
The property is situated on the north side of Battersea Park Road (A3205), a short distance west of its junction with Battersea Bridge Road which leads north approximately 0.8 miles over the River Thames and past Battersea Park.

Description
The property is arranged on ground and two upper floors to provide a double fronted ground floor shop which has been fitted out as a physiotherapist's studio. The first and second floors provide five flats which are accessed via Inworth Street and have been sold off on long leases.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the Seller's Solicitors.

Energy Performance Certificate
Range from EPC Rating 39-79 Bands C-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor 292/294 and Rear 296	Body Logic Health Ltd (1)	Gross Frontage 11.15 m Net Frontage 10.65 m Shop Depth 15.00 m Built Depth 23.05 m Ground Floor 230 sq m	10 years from 14.03.2011 Rent review every 5th year Tenant option to determine 13.03.2017 Effectively FR & I (2,475 sq ft)	£35,000 p.a.	Rent Review 2016
Flat 1A	Individuals (2)	Flat – Not inspected	19.12.2008 to 31.03.2177	£50 p.a.	Reversion 2177
Flat 1B	Individuals (2)	Flat – Not inspected	125 years from 30.11.2012	£50 p.a.	Reversion 2137
Flat 1C	Individuals (2)	Flat – Not inspected	99 years from 01.04.1988	£50 p.a.	Reversion 2087
Flat 1D	Individuals (2)	Flat – Not inspected	13.08.2012 to 31.03.2177	£50 p.a.	Reversion 2177
Flat 1E	Individuals (2)	Flat – Not inspected	99 years from 01.04.1988	£50 p.a.	Reversion 2087

(1) www.body-logic.co.uk
(2) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

Total £35,250 p.a.

