LOT 9

London SW17
71 Mitcham Road Tooting SW17 9PB

- **Virtual Freehold Shop Investment**
- Affluent South London location
- Let until 2031 (no breaks)
- Short distance from Tooting Broadway Underground Station
- Rent Review 2021
- Current Gross Rent Reserved

£50,000 pa

SIX WEEK COMPLETION AVAILABLE

Tenure
Leasehold. Held for a term of 999 years from completion at a ground rent of a peppercorn.

Location
The property is situated in the densely populated South West London area of Tooting, some 6 miles south of Central London and within a mile of Wandsworth Common.

The property is situated on the north side of Mitcham Road, opposite its junction with Granada Street, a short distance from Tooting Broadway Underground Station.

Occupiers close by include KFC, Boots, Gala Bingo, McDonald's, Shoe Zone, Foxtons, Greggs, Specsavers, EE and Primark.

Description
The property is arranged on basement and ground floor to provide a retail until on the ground floor with ancillary accommodation in the basement. There is a small kiosk to the front of the store.

The basement is accessed via a trap door. The property interconnects with and is presently accessed via 69 Mitcham Road, also occupied by W Rabbani, which does not form part of this sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.15 m	(16' 10")
Net Frontage	4.55 m	(14' 11")
Shop Depth	16.00 m	(52' 6")
Built Depth	20.60 m	(67' 7")
Basement	17.80 sq m	(191 sq ft)
Ground Floor	96.15 sq m	(1,035 sq ft)
Total	113.95 sq m	(1,226 sq ft)

Tenancy
The property is at present let to W RABBANI for a term of 15 years from 16th December 2016 at a current rent of £50,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

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39