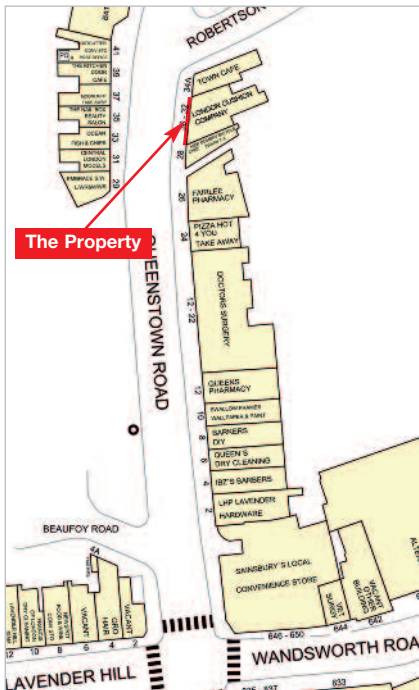


London SW8 **Units A & B** **30-32 Queenstown** **Road** **Battersea** **SW8 3RX**

- **Virtual Freehold Retail Investment**
- Popular Battersea/Clapham location
- Double fronted ground floor unit
- Let on a new 10 year lease without breaks
- Rent Review 2021
- Current Gross Rent Reserved
£30,000 pa



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Tenure

Virtual Freehold. The property is held on two separate leases (one for each shop), both for a term of 999 years from 4th August 2015 at fixed ground rents of a peppercorn.

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 east side of Queenstown Road, close to its junctions with Robertson Street and Lavender Hill, and forms part of a popular retail and restaurant area serving the surrounding residential area.

Occupiers close by include New Bombay Bicycle Club (adjacent), Fairlee Pharmacy, Sainsbury's Local, West One Bathrooms, Le Pot Lyonnais Restaurant, Tesco Express, Ladbrokes and Caff  Nero.

Description

The property is arranged on ground floor only to provide two intercommunicating retail units presently combined to form a showroom for the London Cushion Company. It forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	11.15 m	(36' 7")
Net Frontage	10.15 m	(33' 4")
Shop Depth (max)	12.30 m	(40' 4")
Built Depth (max)	13.75 m	(45' 2")
Ground Floor	93.80 sq m	(1,010 sq ft)

Tenancy

The property is at present let to MATERIAL CONCEPTS LIMITED (t/a London Cushion Company) for a term of 10 years from 8th January 2016 at a current rent of £30,000 per annum. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants by way of a service charge.

Tenant Information

"Material Concepts has earned its way to becoming one of London's well respected fabric, soft furnishings and new interior design companies in the industry." (Source: www.materialconcepts.co.uk)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 82 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor D Whelan Esq, Brecher. Tel: 0207 563 1000 e-mail: dwhelan@brecher.co.uk