

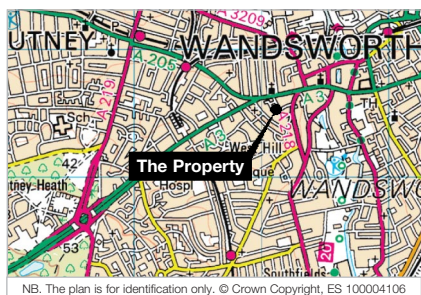
London SW18

Lebanon Road

East Putney

SW18 1RE

- **Long Leasehold Nursery Investment**
 - Let on a new 20 year lease with personal guarantee
 - Affluent South West London location off West Hill
 - Part of a newly built development with 10 year building guarantee
 - Rent Review 2018
 - No VAT
 - Current Rent Reserved
- £95,000 pa**



Tenure

Long Leasehold. Held for a term of 999 years from completion at a ground rent of a peppercorn per annum.

Location

East Putney is a popular residential and commercial suburb of South-West London, some 7 miles from the West End. The suburb is located around the A3 and has the benefit of two Rail stations at Wandsworth Town (Overground) and East Putney (District Line) Underground. Many bus routes serve the area. The property is situated in a densely populated residential area, just to the south of the A214/A3 West Hill, within half a mile of Wandsworth Town Rail Station.

Description

The property is arranged on basement and ground floor to provide a newly developed, purpose built child's day nursery, forming part of a mixed use scheme. The ten residential units above are not included in the sale.

The property provides the following accommodation and dimensions:

Basement	155.8 sq m	(1,675 sq ft)
Ground Floor Nursery	370.3 sq m	(3,985 sq ft)

Total	526.1 sq m	(5,660 sq ft)
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NB. Areas provided by the Vendor, not inspected by Allsop.

Tenancy

The property is to be let to MACE MONTESSORI SCHOOLS LTD for a term of 20 years from completion at a current rent of £95,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease is guaranteed by a Director, S Hamid Esq and a rent deposit is held.

Tenant Information

No. of Branches: 6 branches in Hammersmith, Russell Square, Hammersmith Annexe, Wandsworth Road, Finchley and East Putney. Website Address: www.macemontessori.com

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

There will be one viewing strictly by appointment. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 10 Wandsworth**

Energy Performance Certificate

For EPC Rating please see website.

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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