

# London SW11

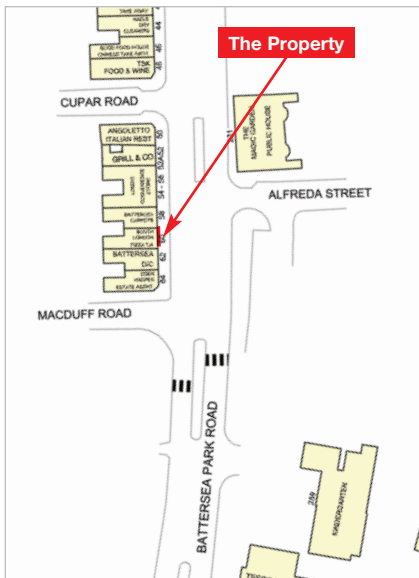
## 60/60A Battersea Park Road (A3205)

### Battersea SW11 4JP

- **Freehold Shop and Residential Investment**
- Comprising a shop and seven studio flats
- Established parade in popular London suburb
- Close to Battersea Park Rail Station and Battersea Park
- No VAT applicable
- Shop Rent Review 2020
- Current Rent Reserved

**£82,540 pa**  
plus vacant possession of one flat

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**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 located on the north side of Battersea Park Road (A3205), in between its junctions with Cupar Road and Macduff Road, some 280 metres west of Battersea Park Rail Station and within 180 metres of Battersea Park. Occupiers close by include Tesco Metro and a variety of local traders, bars and restaurants.

**Description**  
The property is arranged on basement, ground and three upper floors to provide a ground floor shop with ancillary accommodation in the basement.

The upper floors comprise seven studio flats, accessed via an entrance fronting Battersea Park Road.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Ratings please see website.

**Viewings**  
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 9 London SW11**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
60	S Younis & Z N Shabbir	Basement Ground Floor 37.20 sq m 70.25 sq m (400 sq ft) (756 sq ft)	20 years from 17.04.2015 Rent review every 5th year FR & I	£25,000 p.a.	Rent Review 2020
Studio 1	Individual(s)	1 Room, Bathroom	12 month Assured Shorthold Tenancy from 12.11.2016	£9,720 p.a.	Reversion 2017
Studio 2	Individual(s)	1 Room, Bathroom	12 month Assured Shorthold Tenancy from 09.01.2017	£8,760 p.a.	Reversion 2018
Studio 3	Individual(s)	1 Room, Bathroom	12 month Assured Shorthold Tenancy from 21.12.2016	£9,000 p.a.	Reversion 2017
Studio 4	Individual(s)	1 Room, Bathroom	12 month Assured Shorthold Tenancy from 16.08.2016	£8,700 p.a.	Holding over
Studio 5	Vacant	1 Room, Bathroom			
Studio 6	Individual(s)	1 Room, Bathroom	12 month Assured Shorthold Tenancy from 30.04.2016	£9,960 p.a.	Holding over
Studio 7	Individual(s)	1 Room, Bathroom	12 month Assured Shorthold Tenancy from 21.01.2017	£11,400 p.a.	Reversion 2018

NB. The studios have not been inspected by Allsop and the accommodation details have been provided by the Vendor.

**Total £82,540 p.a.**

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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