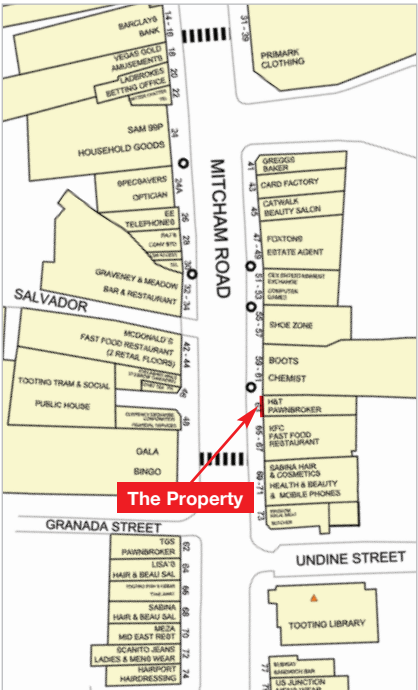


# **London SW17** **63 Mitcham Road** **Tooting** **SW17 9PB**

- **Freehold Shop and Residential Investment**
- Comprises a shop and self-contained maisonette
- Affluent South London location
- Entirely let to Harvey & Thompson until 2027 (no breaks)
- Short distance from Tooting Broadway Underground Station
- Current Rent Reserved

**£50,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold.

## **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 at its junction with Undine Street, a short distance from Tooting Broadway Underground Station.

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

## **Description**

The property is arranged on basement, ground and two upper floors to provide a ground floor retail unit with staff accommodation at first floor to the rear. The basement has trap door access. The remainder of the upper floors provide a self-contained maisonette which is accessed from the rear via Undine Street.

The property provides the following accommodation and dimensions:

Gross Frontage	5.35 m	(17' 6")
Net Frontage	4.50 m	(14' 9")
Shop Depth	16.40 m	(53' 9")
Built Depth	21.75 m	(71' 4")

Ground Floor	88.80 sq m	(956 sq ft)
Basement	16.65 sq m	(179 sq ft)
First Floor (Rear)	8.45 sq m	(91 sq ft)
First Floor, Second Floor – Maisonette		

## **Tenancy**

The entire property is at present let to HARVEY & THOMPSON for a term of 10 years from 25th December 2012 and a further 5 years from 25th December 2022 under a reversionary lease of 25th December 2017 at a current rent of £50,000 per annum. The lease therefore expires in 2027. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## **Tenant Information**

For the year ended 31st December 2016, Harvey & Thompson reported a turnover of £94.2m, a pre-tax profit of £9.9m and a net worth of £83.7m. (Source: riskdisk.com 18.12.2017.)

## **VAT**

VAT is applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

For EPC Rating please see website.