

London SW18

4 Hardwicks Square

Wandsworth

SW18 4JS

- **Virtual Freehold Leisure Investment**
 - 66.20 sq m (713 sq ft) Personal Training Gymnasium let until 2028 (no breaks)
 - Located in modern mixed use development
 - Close to Wandsworth High Street and the Southside Shopping Centre
 - Affluent South West London suburb
 - Rent Review 2019
 - Current Gross Rent Reserved
- £15,240 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Held for a term of 999 years from 26th April 2015 (less 5 days) (thus having some 998 years unexpired) at a fixed ground rent of a peppercorn.

Location

Wandsworth is an affluent residential and commercial suburb of South West London which is 7 miles from the West End. Hardwicks Square is a modern development in the heart of Wandsworth, adjacent to the Southside Shopping Centre.

The property is situated in a modern mixed use development comprising retail, leisure, offices and flats. Unit 4 lies on the east side of the development of Buckhold Road which runs south off Wandsworth High Street (A3).

Occupiers close by include Co-op Food, Crossfit Wandsworth, Ladbrokes and Tesco Express, whilst Costa and TK Maxx are at the entrance to Southside Shopping Centre.

Description

The property is arranged on ground only to provide an open plan personal training gymnasium with two WC and shower cubicles to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.80 m	(19' 0")
Net Frontage	5.05 m	(16' 7")
Return Net Frontage	5.00 m	(16' 5")
Ground Floor	66.20 sq m	(713 sq ft)

Tenancy

The entire property is at present let to S ALEXANDER AHYEE (t/a Organic Exercise) for a term of 15 years from 1st July 2013 at a current rent of £15,240 per annum. The lease provides for rent reviews every third year of the term and contains effectively full repairing and insuring covenants.

A rent deposit of £4,500 is held by the landlord.

Tenant Information

No. of Branches: 2.

Website Address: www.organicexercise.co.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 134 Band F (Copy available on website).