

London SW19**78 Effra Road
Wimbledon
SW19 8PP**

- **Freehold Shop and Residential Ground Rent Investment**
- **Affluent South-West London suburb**
- **Sought after South Park Gardens location**
- **Outdoor forecourt seating area**
- **Shop Reversion 2016**
- **Total Current Rents Reserved**
£6,250 pa

**SIX WEEK COMPLETION
AVAILABLE****Tenure**

Freehold.

Location

Wimbledon is a prosperous and much sought after suburb of South-West London which lies 5 miles south-east of Richmond-upon-Thames.

The area benefits from good road communications being adjacent to the A3 and having regular rail and tram services. Renowned worldwide for its tennis tournament, Wimbledon is also well established as a commercial and retailing centre.

The property is situated in the sought after South Park Gardens at the junction of Effra Road and Ashley Road to the north of the Broadway.

Description

The property is arranged on ground and one upper floor to provide a ground floor corner coffee shop with forecourt seating to the front. The flat above has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the Seller's Solicitors.

Energy Performance Certificate

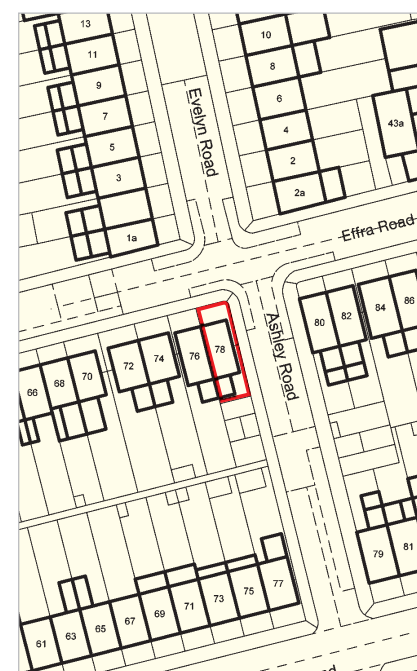
Shop EPC Rating 84 Band D (Copy available on website).

Flat EPC Rating 56 Band D (Copy available on website)

Planning

The shop could have potential for conversion to residential subject to obtaining all the necessary consents. www.merton.gov.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	A Theron (t/a The Coffee Cup)	Gross Frontage 4.65 m (15' 3") Net Frontage 4.15 m (13' 7") Return Window Frontage 1.4 m (4' 7") Shop Depth/Built Depth 8.5 m (27' 10")	5 years from 01.11.2011 Effectively FR & I by way of service charge	£6,000 p.a.	Reversion 2016
Flat	Individual(s)	First Floor Flat – Three Rooms, Kitchen and Bathroom	125 years from 25.03.2013	£250 p.a.	Reversion 2138

Total £6,250 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

Seller's Solicitor Ms N Corner, BPE Solicitors. Tel: 01242 248 212 Fax: 01242 517 300 e-mail: nicky.corner@bpe.co.uk

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