

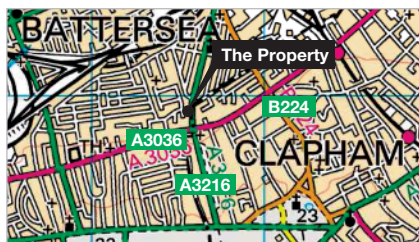
# London SW8

## 29 and 31 Queenstown Road, Battersea SW8 3RE

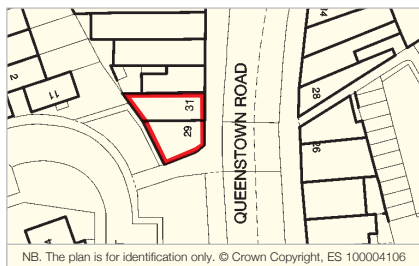
- **Two Adjoining Freehold Terrace Buildings internally arranged to provide a Total of Two Ground Floor Retail Units and Six Self-Contained Flats**
- Ground Floor Retail Units subject to Commercial Leases
- Each Flat subject to an Assured Shorthold Tenancy
- Prominent Corner Location
- Total Current Rent Reserved **£145,200 per annum<sup>(3)</sup> (equivalent)**

On the instructions of A Kisby MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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**Seller's Solicitor**  
DKLM (Ref RD).  
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### Freehold Buildings



**Tenure**  
Freehold.

### Location

The property is located on the west side of Queenstown Road (A3216), opposite its junction with Robertson Street. Queenstown Road (A3216) leads to the A3 to the south. Local shops, bars and restaurants are available along Queenstown Road and Lavender Hill, with a more extensive range of facilities being accessible along the King's Road in Chelsea to the north and in Clapham to the south. Rail services run from Battersea Park Station and Queenstown Road Station approximately 0.7 miles to the north. The open spaces of Battersea Park are nearby.

### Description

The property comprises two adjoining terrace buildings arranged over ground and three uppers floors beneath a mansard roof. The property is internally arranged to provide a total of two ground floor retail units and six self-contained flats.

### Accommodation and Tenancies

The residential elements of the property were not internally inspected or measured by Allsop. The information in the schedule set out below was obtained from a Valuation Report and/or provided by the Receivers' Management Company.

### Registered Bidding

Registered Bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £50,000 into the Allsop LLP Client Account prior to the auction. In return, a bidding paddle will be provided. At the time of purchase the successful purchaser will be required to pay any additional funds by debit card to ensure the deposit provided equates to 10%. Please email zoe.baxter@allsop.co.uk using the subject heading 'Lot 11 Registered Bidding' for further details.

Address	Use	Accommodation	Terms of Tenancy	Current Rent £ p.a.
29	t/a Embrace SW	Gross Frontage 5.90 m (19' 4") Net Frontage 3.76 m (12' 4") Gross Return Frontage 7.94 m (26' 1") Gross Net Frontage 3.19 m (10' 6") Shop Depth 8.97 m (29' 5") Built Depth 11.08 m (36' 4")	Subject to a 5 year lease expiring 10th June 2019	£15,000 p.a.
29A	Residential	Three Bedroom Accommodation 58.71 sq m (631.94 sq ft)	Subject to an Assured Shorthold Tenancy expiring 9th September 2017	£26,400 p.a.
29B	Residential	Three Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 18th February 2016 expiring 17th February 2017 (holding over)	£26,400 p.a. (3)
Known as 31 ground floor rear - 29C	Residential	One Bedroom Accommodation (4) 34.77 sq m (374.26 sq ft)	Subject to an Assured Shorthold Tenancy expiring 13th September 2017	£15,000 p.a. (3)
31	t/a Central London Models RC	Gross Frontage 4.59 m (15' 1") Net Frontage 4.38 m (14' 4") Shop Depth 7.20 m (23' 7") Built Depth 7.20 m (23' 7")	Subject to a 5 year lease expiring 30th April 2020	£12,600 p.a.
31A	Residential	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy expiring 23rd August 2017	£18,000 p.a. (2)
31B	Residential	Two Bedroom Accommodation 45.50 sq m (489.75 sq ft)	Subject to an Assured Shorthold Tenancy expiring 8th February 2018	£16,800 p.a.
29 - 31C	Residential	Three Bedroom Accommodation	Subject to an Assured Shorthold Tenancy expiring 28th August 2017	£15,000 p.a. (3)

NB. Flat 29A, 31B and 31 Ground Floor Rear - 29C were not measured by Allsop, the measurements were obtained from the floor plans.

(1) The property was not internally inspected by Allsop. The information was provided by the Receivers.

(2) We understand the tenants will be vacating on 23rd August 2017.

(3) The rent is unconfirmed.

(4) A floor plan is available at [www.allsop.co.uk](http://www.allsop.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda - reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



LOT 11

11  
LOT