

lot 6

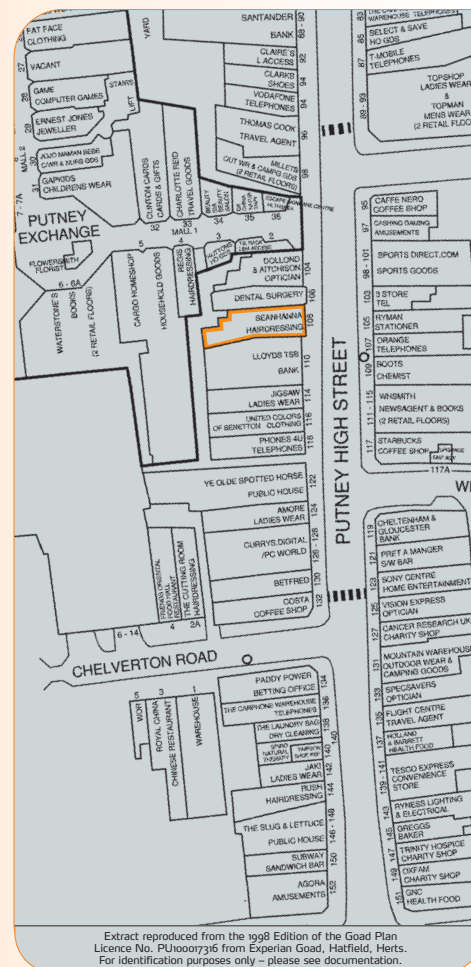
Rent
£145,020
per annum
exclusive

108 Putney High Street London SW15 1RG

Freehold Retail and Residential
Investment

- Retail let until 2019 (subject to option)
- Prime location on an affluent High Street
- 20m from main entrance to Putney Exchange Shopping Centre
- Nearby occupiers include Caffè Nero, Jigsaw, Boots, W H Smith and Starbucks
- Eight Week Completion Period Available
- Includes 4 self-contained flats





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Extract reproduced from the 1998 Edition of the Goad Plan
Licence No. PU0007316 from Experian Goad, Hatfield, Herts.
For identification purposes only – please see documentation.

Location

Estimated Catchment Population: approximately 135,000

Miles: 1 mile south of Fulham

2.3 miles south-west of Chelsea

5.6 miles south-west of Central London

Roads: A3, A205 (South Circular Road), A306, M4

Rail: Hammersmith Underground Station (Piccadilly, District and Hammersmith & City Lines)

Air: London Heathrow (12.4 miles)

Situation

Putney is an affluent and fashionable South West London suburb on the south bank of the River Thames approximately 5 miles south-west of Central London. The area has strong communication links via Putney Mainline Rail Station and Putney Bridge and East Putney Underground stations.

The property is situated in a prime retailing position approximately 15 metres from the main entrance to The Exchange Shopping Centre. Neighbouring occupiers include W H Smith, Jigsaw, Caffè Nero and Boots.

Description

The property, an attractive traditional building comprises retail accommodation on the ground floor and basement with two self-contained 3 bedroom flats and a studio flat on three upper floors. The flats benefit from central heating and are accessed via a separate entrance on Putney High Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement Ground	Ancillary Retail	87.14 sq m 154.33 sq m	(938 sq ft) (1,624 sq ft)	SEAN HANNA (1)(2)	10 years from 04/09/2009	£82,500 04/09/2014
First	Flat A	Two Bedroom Flat	INDIVIDUAL	Assured Shorthold Tenancy from 02/07/2011 until 01/02/2013	£15,000	
Second	Flat B	Two Bedroom Flat	INDIVIDUAL	Assured Shorthold Tenancy from 27/02/2012 until 26/02/2013	£18,000	
Mezzanine	Flat D	Studio Flat	INDIVIDUAL	Assured Shorthold Tenancy from 15/05/2012 until 15/11/2013	£18,120	
Third	Flat C	Two Bedroom Flat	INDIVIDUAL	Assured Shorthold Tenancy from 30/08/2012 until 29/08/2013	£11,400	
Total Commercial Floor Area		241.47 sq m	(2,562 sq ft)		£145,020	

(1) As to the lease to Sean Hanna, the current rent reserved is £80,000 PAX. The lease provides for a fixed increase in rent to £82,500 PAX from 4th September 2013. The seller will pay the buyer the difference between the current rent reserved and £82,500 PAX from completion of the sale until 4th September 2013.

The lease provides for a tenant's option to determine the lease on 4th September 2014. Subject to payment by the tenant of £29,437.50 +VAT.

(2) Sean Hanna currently operates from 8 outlets in the South of England. (www.seanhanna.com)

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