

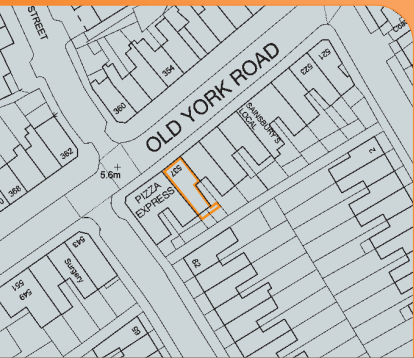
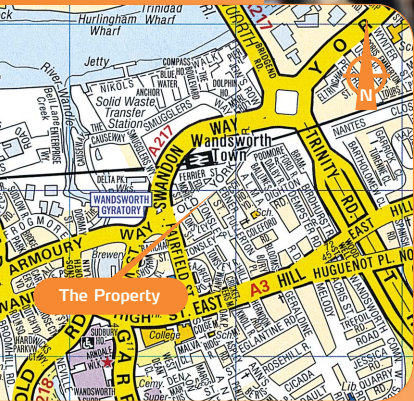
lot 14

537 Old York Road
Wandsworth, London SW18 1TG

Rent
£30,100
per annum
exclusive

Freehold Retail and Residential
Investment

- Let on a renewed 15 year lease with no breaks until 2028
- Popular and affluent South-West London suburb
- Neighbouring occupiers include Pizza Express Restaurant and Sainsbury's Local
- Six Week Completion Period Available



Location

Miles: 5 miles west of Richmond
5 miles south of Central London
Roads: A3, A23, A205 (South Circular Road), A214
Rail: Wandsworth Town Station, Clapham Junction Station
(direct to London Waterloo)
Air: London Heathrow, London Gatwick

Situation

The property is situated in the popular and affluent South London suburb of Wandsworth, which lies some 5 miles south of Central London. Old York Road is located immediately off the A214 and Wandsworth Town Station is approximately 100 metres from the property. Neighbouring occupiers include Pizza Express Restaurant, Sainsbury's Local and an eclectic mixture of high end local traders.

Description

The property comprises retail accommodation on the ground floor and ancillary accommodation in the basement. The first floor comprises a self-contained residential flat, which has been let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	81.34 sq m (875 sq ft)	SPQR CLEAVERS LTD guaranteed by Ocean City Investments Limited (t/a 'Cleavers Butchers') (1) (2)	15 years from 24/06/2012 on a full repairing and insuring lease	£30,000	24/06/2017 and 5-yearly
Basement	Ancillary	18.78 sq m (202 sq ft)				
First & Second	Residential	Not measured	INDIVIDUAL	125 years from 25/12/2006	£100	
Commercial Floor Areas		100.12 sq m (1,077 sq ft)			£30,100	

- (1) The tenant is associated with the operator of Konnigans restaurant opposite the parade at 344/346 Old York Road and has been associated with the property since approximately 2000.
(2) For the year ending 31st December 2011, Ocean City Investments Limited reported a total net worth of £423,179.

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