

lot 23

422 Garratt Lane  
Earlsfield, London SW18 4HW

Rent  
£88,824  
per annum  
exclusive

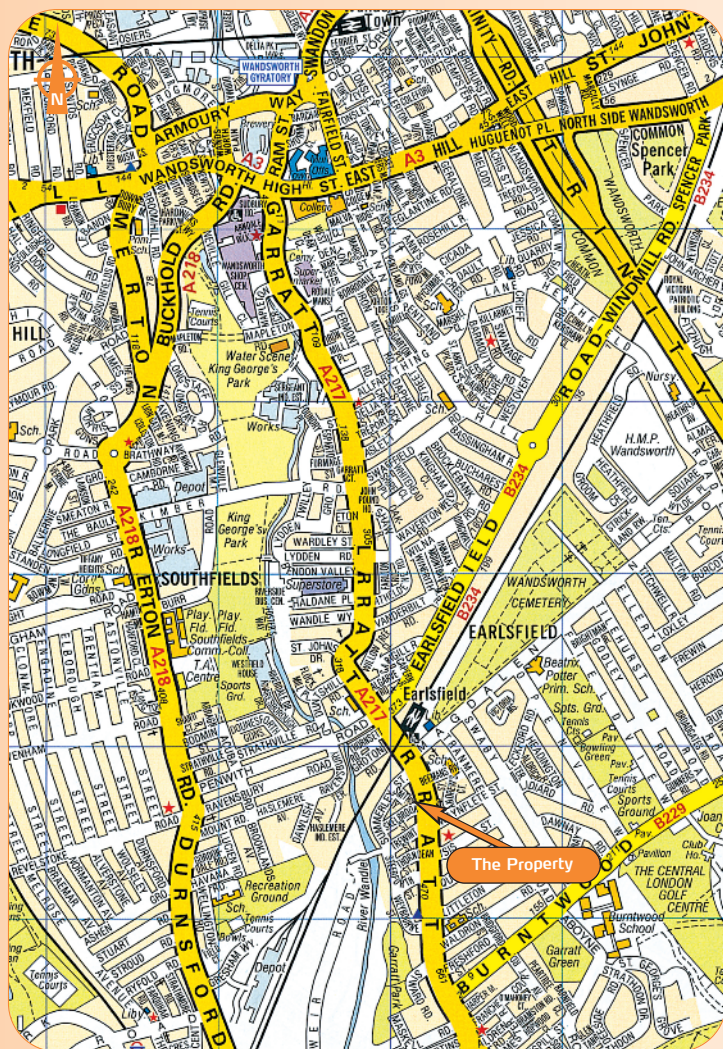
Freehold Restaurant and Residential  
Investment

- Ground Floor and Basement let on a new 15 year lease until 2029
- Four Residential Flats let on Assured Shorthold Tenancies
- Prominent corner position in popular South London location
- Approximately 200 metres from Earlsfield Railway Station (13 minutes to London Waterloo)

On behalf of Fixed  
Charge Receivers



lot 23

Rent  
£88,824  
per annum  
exclusive**Location**

Miles: 8 miles south of the City of London  
6.5 miles east of Kingston upon Thames  
Roads: A3, A214, A24, M25  
Rail: Earlsfield Rail, Wimbledon Park Underground (District Line)  
Air: London City Airport

**Situation**

The property is situated in a prominent corner location on the eastern side of the busy A217 which connects Wandsworth with Tooting. The property is just south of Earlsfield Town Centre and some 200 metres from Earlsfield Rail Station which provides a direct service to London Waterloo with a journey time of 13 minutes. Nearby occupiers include William Hill, Foxtons, Barnard Marcus and a number of other independent retailers, cafés and restaurants.

**Description**

The property comprises a ground floor restaurant with four residential units on the upper floors with self-contained access from Trewint Street.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Note**

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Restaurant	117.00 sq m (1,260 sq ft)	<b>FULL LARDER LIMITED t/a Ben's Canteen (1)</b>	15 years from 19/02/2014 until 18/02/2029	£45,000 (2)	19/02/2019 and 19/02/2024
Basement	Kitchen/Office	49.00 sq m (530 sq ft)				
Flat A	Residential - Studio	25.36 sq m (273 sq ft)	<b>INDIVIDUAL</b>	AST for 12 months from 30/04/2013	£8,100 (3)	(29/04/2014) (4)
Flat B	Residential - 1 Bed	34.84 sq m (375 sq ft)	<b>INDIVIDUAL</b>	AST for 12 months from 23/08/2013	£10,800 (3)	(22/08/2014)
Flat C	Residential - 1 Bed	34.37 sq m (370 sq ft)	<b>INDIVIDUAL</b>	AST for 12 months from 05/05/2014	£11,400 (3)	(04/05/2015)
Flat D	Residential - 2 Bed	42.24 sq m (487 sq ft)	<b>INDIVIDUAL</b>	AST for 12 months from 01/02/2014	£13,524 (3)	(31/01/2015)
<b>Totals</b>		<b>302.81 sq m (5) (3,295 sq ft) (5)</b>			<b>£88,824</b>	

- (1) Ben's Canteen is an all day neighbourhood restaurant and bar with an additional branch in Battersea (Source: www.benscanteen.com 04/06/2014)  
 (2) The tenant is currently benefitting from a concessionary rent due to expire on 18th June 2015. The seller has agreed to adjust the completion monies so that the unit will effectively produce £45,000 pax from completion of the sale.  
 (3) The rental income for the residential flats has been annualised.  
 (4) As the AST term has expired for Flat A, the tenant is currently on a periodic AST with a 2 month notice period.  
 (5) The residential floor areas have not been measured by Acuitus and should not be relied upon.

**For further details please contact:**

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk

**Sandy Hamilton**  
Tel: +44 (0)20 7034 4861.  
Email: sandy.hamilton@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:**  
**Burges Salmon**  
One Glass Wharf, Bristol BS2 0ZX.  
Tel: +44 (0)117 902 2722.  
Email: drew.nesbitt@burges-salmon.co.uk  
Ref: Drew Nesbitt.