

287 New Kings Road Parsons Green, London SW6 4RE

lot 44

Freehold Retail Investment

- Let to Countrywide Estate Agents (t/a John D Wood) on a new 10 year lease
- Prominent and busy corner position in affluent South West London riverside suburb
- Close to Parsons Green Underground Station (District Line)

Rent
£50,050
per annum
exclusive
(2)



Location

Miles: 5 miles south-west of Central London
Roads: A3, A4, A205 (South Circular Road)
Rail: Parsons Green Underground (District Line)
Air: Heathrow, City Airport

Situation

The property is situated in the affluent South-West London district of Parsons Green some 5 miles south-west of Central London. The property is prominently located on the south side of New Kings Road at its junction with Alderville Road and is some 300 metres from Hurlingham Park and 500 metres from Parsons Green Underground Station. Nearby occupiers include Ladbroke's, Starbucks and Featherstone Leigh.

Description

The property comprises retail accommodation on the ground floor and benefits from a return frontage. The upper floors comprise of a residential maisonette which have been let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Basement Ground	Ancillary Retail	46.40 sq m (499 sq ft) 88.70 sq m (955 sq ft)	COUNTRYWIDE ESTATE AGENTS (t/a John D Wood) (1)	10 years from 15/09/2015 on a full repairing and insuring lease (2)	£50,000	15/09/2020 (14/09/2025)
First and Second and Third	Residential	Not Measured	INDIVIDUALS	125 years from 25/03/1982	£50	
Total Commercial Floor Area		135.10 sq m (1,454 sq ft)			£50,050	

(1) For the year ending 31st December 2014, Countrywide Estate Agents reported a turnover of £368,663,000, pre-tax profits of £59,720,000 and a total net worth of £104,361,000. (Source: www.riskdisk.com 15/06/2015).

(2) The tenant is currently holding over on a 10 year lease at a current rent reserved of £40,000 per annum exclusive. Heads of terms for the new 10 year lease from 15/09/2015 have been agreed but not yet completed.

For further details please contact:

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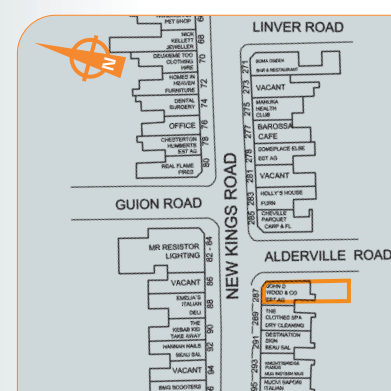
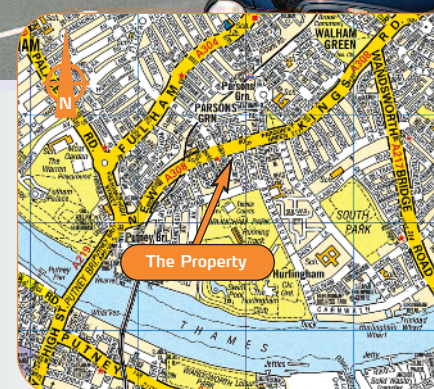
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Buyer's Legal Report Service

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Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

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