

Garages to the rear of 358-372 Grand Drive Raynes Park, London SW20 9NQ

lot 41

**Freehold Garage Ground Rent
Investment in Affluent South West
London Location**

- Comprises a terrace of 6 garages
- Entirely let until 2057
- Situated to the rear of Grand Drive (B279) which leads directly to Raynes

- Park Railway Station
- Future redevelopment potential (subject to consents)
- VAT free investment

Rent
£20
per annum
exclusive



Location

Miles: 10 miles south-west of London's West End
8 miles south-east of Richmond
5 miles south-east of Kingston upon Thames
Roads: B279, A238, A3
Rail: Raynes Park Railway Station (21 mins direct to London Waterloo)
Air: London Heathrow International Airport, London Gatwick International Airport

Situation

The property is situated to the rear of a prominent retail & residential parade fronting Grand Drive (B279) close to the roundabout junction with Hillcross Avenue. The area is predominantly residential and benefits from a Co-op Supermarket, the St John Fisher Primary School (Ofsted Good) and Hatfield Primary School (Ofsted Good) being nearby. On the corner of Hillcross Avenue and Grand Drive is a development site with planning permission for 9 apartments and a convenience store that has been pre-let to Sainsbury's Supermarkets Ltd. (Planning reference 12/P3086 Merton Council).

Description

The property comprises a terrace of 6 garages of brick construction with timber garage doors under a corrugated metal sheet roof. Access can be gained via Hillcross Avenue or by the accessway at the side of 358 Grand Drive.

The retail and residential parade known as 358-372 Grand Drive and the builders yard adjoining the garages are also being offered in this sale. Please refer to Lots 32-39 and 40 of the auction catalogue.

Please note the mark up of the property is for identification purposes only. Please refer to the title documentation in the legal pack.

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.	Reversion
Ground	Garages	65.25 sq m (702 sq ft)	INDIVIDUALS	99 years from 25/03/1958 on a full repairing and insuring lease	£20	24/03/2057
Totals		65.25 sq m (702 sq ft)			£20	

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