

298 Battersea Park Road London SW11 3BT

lot 32

Freehold Retail and Residential Investment

- Retail unit let until 2023 (no remaining breaks) with an important outstanding 2015 rent review
- Prominent corner position fronting Battersea Park Road (A3205)
- Located in a fashionable South West London Suburb
- Nearby occupiers include The Co-operative Funeral Directors, Spar Convenience Store and a range of local occupiers

Rent
£11,600
per annum
exclusive



On the Instructions of
a Major Fund Manager

Location

Miles: 5 miles south-west of Central London
Roads: A3, A24, A214, B229
Rail: Queenstown Rail, Battersea Park Rail and Clapham Junction Rail
Air: Heathrow International, City Airport

Situation

Battersea is an affluent South West London suburb some 5 miles south-west of Central London. The property occupies a prominent corner location on the northern side of Battersea Park Road (A3205) at its junction with Inworth Road. Nearby occupiers include The Co-operative Funeral Directors, Spar Convenience Store and a range of local occupiers.

Description

The property comprises a ground floor retail unit with two self-contained residential flats on the first and second floors, let on 125 year leases.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	40.40 sq m (432.86 sq ft)	INDIVIDUAL (t/a Café Blanca)	12 years from 31/08/2011	£11,000	31/08/2015 (1) 31/08/2019 (30/08/2023)
First	Residential	Not Measured	INDIVIDUAL	125 years from 24/06/1987	£50	(23/06/2012) (2)
Second	Residential	Not Measured	INDIVIDUAL	125 years from 24/06/1987	£50	(23/06/2012) (2)
Ad Hoarding		-	INDIVIDUAL	Approx 13 months from 16/11/2009	£500	(31/12/2010) (3)
Totals		40.40 sq m (432.86 sq ft)			£11,600	

(1) The 31st August 2015 rent review is outstanding.

(2) The relevant notices under the Landlord and Tenant Act 1989 have been served.

(3) The tenant is holding over.

For further details please contact:

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