

Lot 8

£18,700 per annum exclusive (1)

209 Upper Richmond Road (South Circular Road A205), Putney, London SW15 6SQ

Freehold Retail/Residential Investment



Key Details

- Ground floor let to Individuals t/a Adornments Boutique
- Reversionary lease to be signed extending the lease for an additional 5 years
- Popular and affluent South West London suburb
- Close to Putney High Street and Putney Railway Station

Location

- Miles:** 4.5 miles south-west of Central London
1 mile north of Wimbledon Common
- Roads:** Upper Richmond Road (South Circular Road A205), A3
- Rail:** Putney Railway Station (Approx 15 mins to London Waterloo)
East Putney Underground Station (District Line)
- Air:** London Heathrow Airport

Situation

Putney is a popular and affluent South West London riverside suburb. The area benefits from being immediately south of the River Thames and close to Putney Heath, Wimbledon Common and Richmond Park. The property is prominently situated on the south side of Lower Richmond Road (South Circular Road A205), an arterial route between Wandsworth and Richmond. Putney High Street and Putney Railway Station are also just a short distance away.

Description

The property comprises boutique ground floor retail accommodation with self-contained residential accommodation on the lower ground, first, second and third floors which have been let on long leases.

Tenure

Freehold.

VAT

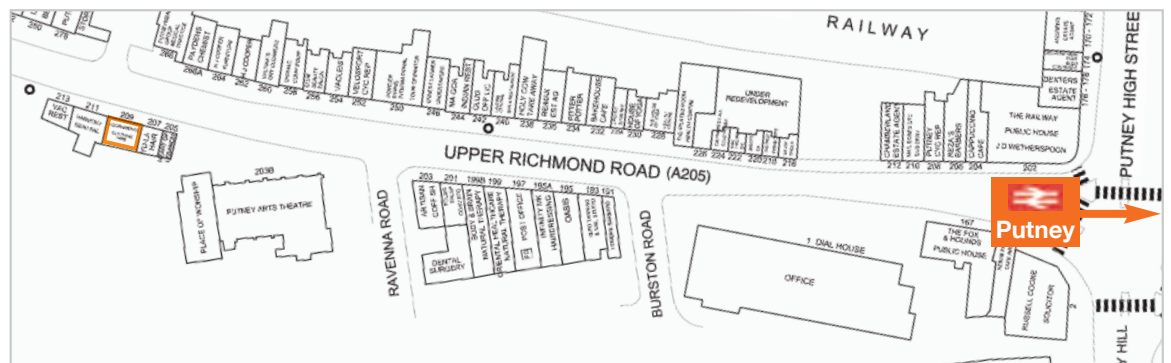
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail/ Ancillary	37.06 sq m (399 sq ft)	INDIVIDUALS t/a Adornments Boutique	20 years from 14/06/2003 (1)	£18,000 (1)	(14/05/2023) (1)
Lower Ground	Residential	Not measured	INDIVIDUAL (2)	189 years from 29/09/1996	£250	Rising to £700 on 29/09/2021, £1,400 on 29/09/2046 & £2,800 on 29/09/2071
First Second & Third	Residential	Not measured	INDIVIDUALS (2)	125 years from 30/05/1989	£450	Rising to £900 on 30/05/2039, £1,800 on 30/05/2064 and £3,600 on 30/05/2089
Total Commercial Area					37.06 sq m (399 sq ft)	£18,700

- (1) The tenant occupies the property under a lease for a term of 15 years from 14/06/2003 at a current rent reserved of £18,000 p.a.x. A reversionary lease is due to be signed imminently extending the term for an additional 5 years from 15/05/2018 at a rent of £18,000 p.a.x.
- (2) The Seller has served a notice on the residential tenants, pursuant to Section 5B of the Landlord and Tenant Act 1987.



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Acuitus
Will Moore
+44 (0)20 7034 4858
will.moore@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Seller's Solicitors: Withers Worldwide Solicitors
Rowenna Butler
+44 (0)20 7597 6249
rowenna.butler@withersworldwide.com