

Lot 43

£18,050 per annum exclusive

188 Tulse Hill, London, Greater London SW2 3BU Freehold Retail and Residential Investment



Key Details

- Retail unit with three self-contained residential flats on upper floors (one let on AST)
- Prominent position in bustling South London suburb
- Excellent transport links via the A205 (South Circular) and A23
- Nearby occupiers include Tulse Hill Post Office and Premier convenience store

On behalf of a Major Fund Manager

Location

Miles: 5 miles south of Central London
Roads: A204, A23
Rail: Tulse Hill (London Bridge in 20 mins)
Air: London Heathrow, London City Airport

Situation

Tulse Hill is a densely populated area in the borough of Lambeth located 5 miles south of Central London. The property occupies a prominent position on Tulse Hill (South Circular), forming part of a local retail parade. The property benefits from strong transport links, with a comprehensive bus network on the South Circular and Tulse Hill Station within a 3 minute walk. Nearby occupiers include Tulse Hill Post Office and a Premier convenience store.

Description

The property comprises a ground floor retail unit with three self-contained residential flats on the upper floors, two of which have been let on a long lease. The residential flats are accessed via a dedicated entrance off Tulse Hill.

Tenure

Freehold.

VAT

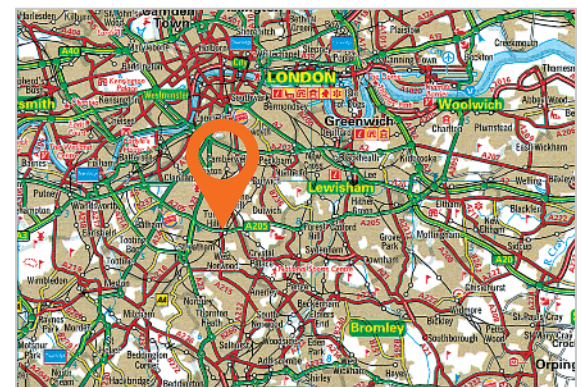
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
188	Ground	Retail	20.90 sq m (224 sq ft)	INDIVIDUALS t/a Fades n Blades	3 years from 20/03/2017	£6,000	19/03/2020
188a	Ground	Residential	One Bedroom Flat	INDIVIDUALS	1 year AST 07/02/2017	£12,000	06/02/2018
188b	First	Residential	Two Bedroom Flat	INDIVIDUAL	125 years from 13/02/2003 (1)	£50	12/02/2128
188c	Second	Residential	Two Bedroom Flat	INDIVIDUAL	189 years from 29/09/1985 (1)	-	28/09/2174
Total Commercial Area:			20.90 sq m (224 sq ft)			£18,050	

(1) The seller has served a notice on the residential tenants, pursuant to section 5B of the Landlord & Tenant Act 1987.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Seller's Solicitors: Fladgate LLP
Edmund Willis
+44 (0)20 3036 7125
ewillis@fladgate.com