

312 Wrythe Lane,  
**Carshalton, Surrey SM5 1AF**  
 Retail and Residential Investment Opportunity

**Lot 29**

£26,200 per annum  
 exclusive



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	100 sq m (1,076 sq ft)	INDIVIDUAL t/a Christina's Nails	10 years from 28/05/2010	£10,000 (1) (2)	2020
First/ Second	Residential	5 Rooms, Kitchen & Bathroom 92.60 sq m (997 sq ft)	INDIVIDUALS	AST for 1 year from 27/02/2018	£16,200 (annualised)	26/02/2019
<b>Total</b>		<b>192.60 sq m (2,073 sq ft)</b>			<b>£26,200</b>	

(1) Please note the 2015 rent review has not yet been triggered.  
 (2) Rent deposit of £6,000 held.

**Key Details**

- Affluent Surrey commuter town
- Shop and self-contained four bedroom maisonette
- VAT-free investment

On behalf of  **Mapeley**

**Location**

**Miles:** 12 miles south of Central London  
 4 miles west of Croydon  
 2 miles north of Sutton  
 7 miles west of Crystal Palace

**Roads:** A217, A297, A24

**Rail:** St Helier and Sutton Common Railway Stations

**Air:** London Gatwick and London Heathrow Airports

**Situation**

Carshalton is an affluent Surrey commuter town located 12 miles south of Central London, 4 miles west of Croydon and 9 miles north of the M25 (Junction 9). The property is situated in a predominantly residential suburb 1.5 miles north of Carshalton town centre on Wrythe Lane, close to its junction with Stavordale Road. There is a bus stop close by. Nearby occupiers include Betfred, Superdrug, Costcutter, Barnardo's and Lidl.

**Description**

The property comprises a ground floor shop with a self-contained flat above on first and second floors.

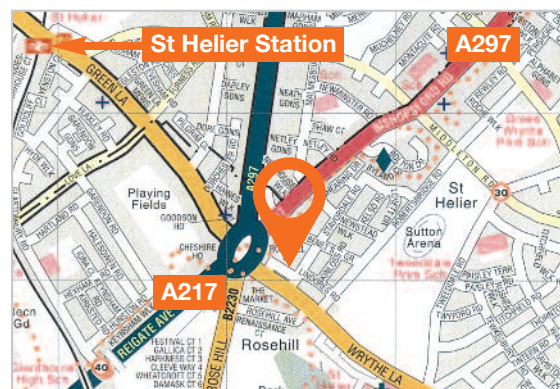
**Tenure**

Leasehold – Held for a term of 99 years from 24th June 1935 (approximately 16 years unexpired) under two separate leases at a rent of £41 per annum and £40 per annum respectively.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion**



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