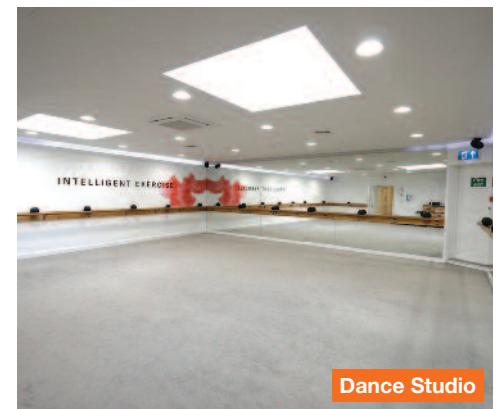


501A & 501B Old York Road,  
Wandsworth, London SW18 1TF  
Prime Freehold Retail and Ground Rent Investment

**Lot 3**

£45,100 per annum  
exclusive



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Leisure (Dance Studio)/ Ancillary	158 sq m (1,701 sq ft)	BARRECORE LIMITED (1)	10 years from 24/05/2017 until 23/05/2027 (2)	£45,000 (3)	24/05/2022
First/Second	Residential	-	(-) TWO INDIVIDUALS	999 years from 01/02/2001 until 31/01/3000	£100	-
<b>Total Commercial Area</b>		<b>158 sq m (1,701 sq ft)</b>			<b>£45,100</b>	

(1) Barrecore was founded in London in 2011 and has since grown to employ over 100 staff across 12 studios in locations including Chelsea, Mayfair, Notting Hill, Kensington and Hampstead (Source: www.barrecore.co.uk 16/01/2019).  
 (2) The lease provides for a tenant option to determine on 24th May 2022 upon 6 months' written notice.  
 (3) A rent deposit of £13,500 including an amount equivalent to VAT is held by the Vendor.

**Key Details**

- Majority let to Barrecore Limited
- Barrecore Limited lease for 10 years from 24th May 2017 (subject to option)
- Prime location fronting Old York Road and opposite Wandsworth Town Railway Station
- Nearby occupiers include Costa, Sainsbury's Local and Pizza Express
- Affluent location in popular South West London suburb

**On behalf of a Major Fund Manager**

**Location**

**Miles:** 1 mile west of Battersea  
1.5 miles west of Clapham Common  
**Roads:** A3, A214  
**Rail:** Wandsworth Town Railway Station (17 minutes to London Waterloo)  
**Air:** London Heathrow Airport, London City Airport

**Situation**

The property is located in a prime location directly opposite Wandsworth Town Railway Station which provides direct rail links to London Waterloo. The property fronts Old York Road, north of the junction with Ferrier Street and Lovetts Place, which connects to the A3 to the south. Nearby occupiers include Costa, Sainsbury's Local and Pizza Express, with a number of independent bars, restaurants and retailers also close by.

**Description**

The property comprises a recently fitted out ground floor dance studio, with separately accessed residential accommodation above which has been let on a long lease.

**Tenure**

Freehold.

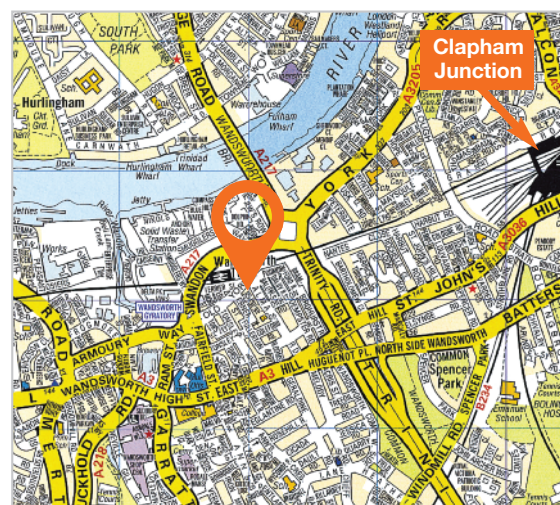
**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Energy Performance Certificate**

Band D. Please see legal pack at acuitus.co.uk.



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

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

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