

Lot 45

£81 per annum exclusive

312 Wrythe Lane, Carshalton, Greater London SM5 1AF

Highly Reversionary Freehold Retail and Residential Ground Rent Investment



Key Details

- Affluent Surrey commuter town
- Shop and self-contained four bedroom maisonette
- VAT-free investment
- Neighbouring occupiers include Ladbrokes, Costcutter, Barnardo's, Papa John's and Costa

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, London Heathrow

Situation

Carshalton is an affluent Surrey commuter town located 12 miles south of Central London. 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. Neighbouring occupiers include Ladbrokes, Costcutter, Barnardo's, Papa John's and Costa.

Description

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

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band E. See legal pack at acuitus.co.uk.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|---|-------------|-------------------------------|--------------------|--------------------------|-------------|------------|
| Ground | Retail | 100 sq m (1,076 sq ft) | KIND MULTI LIMITED | 99 years from 24/06/1935 | £40 | 23/06/2034 |
| First/Second | Residential | 5 room maisonette | | | | |
| Lease of Accessway at back of 312 Wrythe Lane | | | KIND MULTI LIMITED | 99 years from 24/06/1935 | £41 | 23/06/2034 |
| Total Commercial Floor Area | | 100 sq m (1,076 sq ft) | | | £81 | |



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