



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	60.40 sq m (650 sq ft)	INDIVIDUAL t/a Kip McGrath Education Centre (1)	3 years from 22/02/2018 on a full repairing and insuring lease	£12,500	21/02/2021 (2)
<b>Totals</b>		<b>60.40 sq m (650 sq ft)</b>			<b>£12,500</b>	

(1) Kip McGrath Education Centres was established in Australia in 1976 and currently has over 560 centres globally (Source: kipmcgrath.co.uk 07/06/2019).  
 (2) The tenant has an option to extend the lease for a further 3 years from 22/02/2021 at a revised rent of £14,000.

## Key Details

- Popular and affluent South West London suburb
- Option to extend the lease for a further 3 years at £14,000
- Tenant has been trading from this property for over 10 years
- 300 metres from the Southside Wandsworth Shopping Centre with occupiers including Waitrose, Wagamama, Starbucks, Primark, Pret A Manger, H&M, McDonald's and Uniqlo

## Location

**Miles:** 2 miles west of Clapham Common  
 6 miles south-west of the City of London  
**Roads:** A3, M25  
**Rail:** Wandsworth Town Railway Station  
**Air:** London Heathrow, London Gatwick, London City Airport

## Situation

The property is situated in the popular and affluent South West London suburb of Wandsworth. The property is prominently located on the busy High Street (A3) opposite the junction with Putney Bridge Road, 300 metres from the Southside Wandsworth Shopping Centre with occupiers including Waitrose, Wagamama, Starbucks, Primark, Pret A Manger, H&M, McDonald's and Uniqlo.

## Description

The property comprises self-contained retail accommodation on the ground floor.

## Tenure

Virtual Freehold.  
 Held for a term of 999 years from 28/09/2014 at a peppercorn rent.

## VAT

VAT is applicable to this lot.

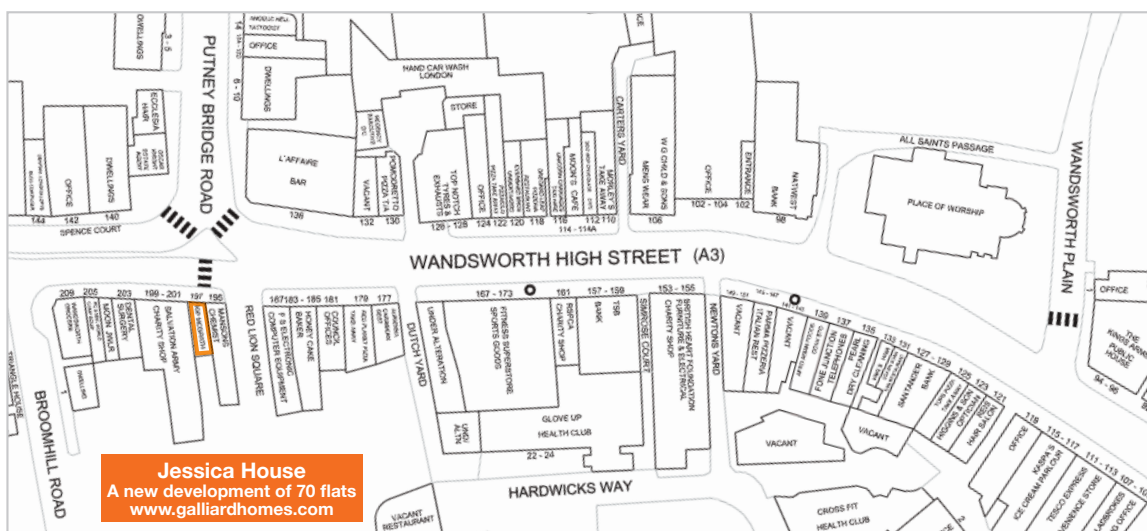
## Six Week Completion

## Energy Performance Certificate

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

## Note

No 203 Wandsworth High Street is being offered as Lot 1.



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