

Lot 31

Total Rent £84,400 per annum exclusive

18 Mitcham Road, Tooting, London SW17 9NA

Freehold Amusement Centre and Residential Investment in Popular South West London Suburb



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Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Amusement Centre	198.25 sq m (2,134 sq ft)	ATLANTIC AMUSEMENTS LIMITED (1) t/a Vegas Gold	A term of years from June 2019 to expire on 7th August 2034 (2)	£70,000	Minimum rental uplift to £75,000 pax or OMV, whichever is the greater on 8th August 2024, then an upward only open market rent review on 8th August 2029
First/Second	Maisonette	2 bedroom maisonette	INDIVIDUALS	AST for 12 months from 01/12/2016 at £1,200 pcm (holding over)	£14,400 (3)	
Total Commercial Area		198.25 sq m (2,134 sq ft)			£84,400	

- (1) For the year ending 31st March 2018, Atlantic Amusements Limited reported a total net worth of £5,570,443 (Source: Experian Group 12/06/2019).
 (2) The lease provides a tenant option to determine on 7th August 2029.
 (3) Annual Equivalent Rent.



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Key Details

- Excellent location less than 100 metres from Tooting Broadway Underground Station (Northern Line)
- Part let to Atlantic Amusements Limited on new lease from June 2019 expiring in August 2034
- Valuable self-contained 2 bedroom maisonette above let on AST accessed from the front
- Opposite Primark and close to Aldi, Lidl, Sainsbury's, Iceland, Boots the Chemist, JD Sports, Wilko, McDonald's, Caffè Nero and various banks
- Busy South West London suburb

Location

- Miles:** 3 miles north-east of Wimbledon
6 miles south-west of Central London
- Roads:** Tooting High Street (A24), A217, South Circular (A205)
- Rail:** Tooting Broadway (Underground), Tooting Station
- Air:** London City & London Heathrow

Situation

Tooting is a busy, popular suburb and commuter area of South West London, six miles south-west of Central London and one mile from Wandsworth Common. The property is located on the southern side of Mitcham Road, in a prime trading position less than 100 metres from Tooting Broadway Underground Station (Northern Line). The property is situated opposite Primark and close to Aldi, Lidl, Sainsbury's, Iceland, Boots the Chemist, JD Sports, Wilko, McDonald's, Caffè Nero and various banks.

Description

The property comprises a three storey building, arranged as a ground floor amusement centre with a self-contained maisonette arranged over the first and second floors, accessed from the front.

Tenure

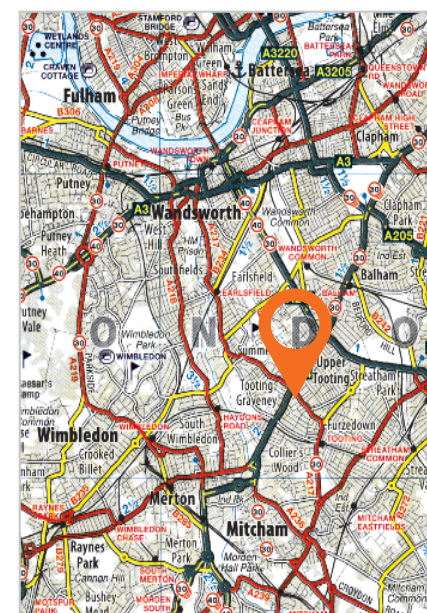
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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