

326/326a Kennington Lane, London SE11 5HY

Freehold Retail and Residential Investment

Lot 12

£45,150 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	59.04 sq m (639 sq ft)	NUTRITIONAL SCIENCE SOLUTIONS LIMITED with personal guarantee t/a PEP Tanning & Beauty Clinic	15 years from 29/09/2006	£14,250	28/09/2021
First and Second	Residential	105.40 sq m (1,134 sq ft) (excludes roof terrace)	INDIVIDUAL	AST from 28/04/2019	£30,900 (1)	27/04/2020
Totals		164.44 sq m (1,173 sq ft)			£45,150	

(1) The rent has been annualised.

Key Details

- Ground floor retail unit let until 2021 (no breaks)
- Majority of income secured by three bedroom maisonette on upper floors let on AST
- Busy Central London location
- Overlooking Vauxhall Pleasure Gardens

On Behalf of Trustees

Location

Miles: 2.6 miles south-west of the City of London
Roads: A3204, A3
Rail: Vauxhall Rail and Underground
Air: London City Airport

Situation

The property is located in the popular residential and commercial area of Vauxhall Cross, overlooking Vauxhall Pleasure Gardens, close to the River Thames. The property forms part of a local retail parade between Vauxhall and Kennington. Surrounding the property is a mixture of residential and office developments, with nearby occupiers including British Water and Nutmeg. The Oval Cricket Ground is also located within walking distance of the property. Kennington Lane benefits from excellent transport links, with Northern Line, Victoria Line and Overground services located within close proximity, as well as being on major bus routes.

Description

The property comprises a ground floor retail unit with a self-contained three bedroom residential flat on the first and second floors, together with a roof terrace.

Tenure

Freehold.

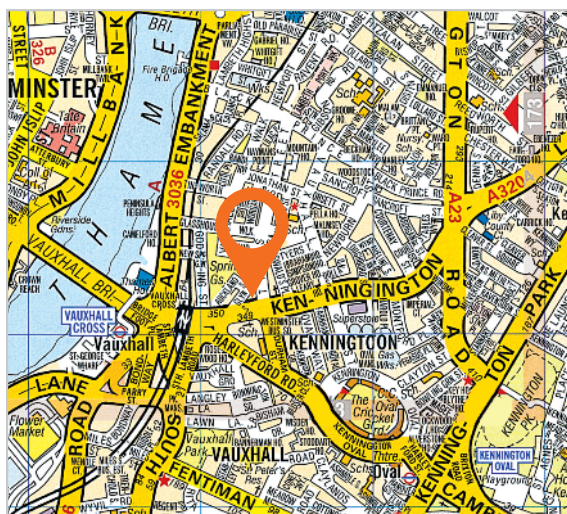
VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available in legal pack.

NB. 322 Kennington Lane is Lot 32, 324 Kennington Lane is Lot 22 and 334 Kennington Lane is Lot 1 in the catalogue.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Thomson & Bancks
Robert Davies
+44 (0)1789 295544
robertd@tbsolicitors.co.uk