

322/322a Kennington Lane,
London SE11 5HY
 Freehold Retail and Residential Investment

Lot 32

£52,800 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	69.22 sq m (745 sq ft)	PAYLESS GROUP LTD with personal guarantee t/a Payless Food & Wine	10 years from 21/09/2018	£18,000	21/09/2023 (20/09/2028)
Rear Yard	Outdoor Seating	Not measured	DEANVALE LTD (1)	A term of years expiring on 28/09/2026	£1,000	
First and Second	Residential	134.99 sq m (1,453 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy from 13/01/2016	£33,800 (2)	Holding over
Totals		204.21 sq m (2,198 sq ft)			£52,800	

(1) The rear yard is occupied by the adjoining café operator and is used as an outdoor seating area.
 (2) The rent has been annualised.

Key Details

- Ground floor retail unit let until 2028 (no breaks)
- 4 bedroom maisonette on upper floors let on AST
- **Busy Central London location**
- **Overlooking Vauxhall Pleasure Gardens**

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 four bedroom residential flat on first and second floors.

Tenure

Freehold.

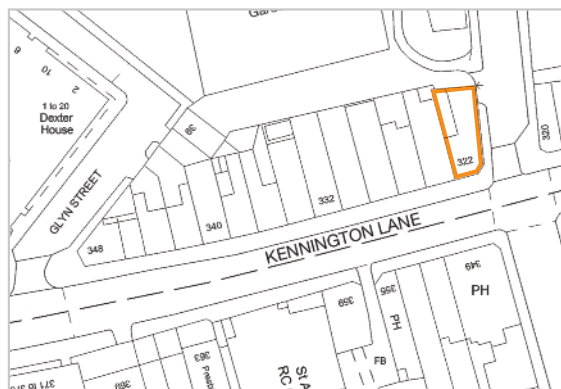
VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available at acuitus.co.uk

NB. 324 Kennington Lane is Lot 22, 326 Kennington Lane is Lot 12 and 334 Kennington Lane is Lot 1 in the catalogue.



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