

Lot 17

£72,500 Per Annum

35 High Street, Wimbledon Village,
London SW19 5BY

Freehold Investment



Tenancy and accommodation

Lot 17

£72,500 Per Annum

Key Details

- Let to Robert Holmes and Company Limited until 2030 (No Breaks)
- Tenant in occupation since 1987
- Less than 1 mile south of the Internationally famous All England Tennis Club
- Highly Affluent South-West London suburb
- Neighbouring occupiers include Fired Earth, David Cuclow Opticians and Caffè Nero

On Behalf of Trustees

Location

- Miles:** Less than 1/2 mile from Wimbledon Underground Station & Rail Station
250 Metres from Wimbledon Common
less than 1 mile south of All England Tennis Club
- Roads:** A24 A3
- Rail:** Wimbledon Railway Station (less than 1/2 mile away)
- Air:** London Heathrow Airport, London Gatwick Airport

Situation

Wimbledon is a highly affluent and popular suburb situated in south-west London and 5 miles south-east of Richmond-upon-Thames. The area benefits from excellent communications being adjacent to the A3, the principal arterial route through south-west London. Renowned worldwide for its annual international tennis tournament, Wimbledon is also well established as a commercial and retailing centre, the latter being focused on the Centre Court Shopping Centre, located on The Broadway. The surrounding areas comprise residential, retail and office uses. Wimbledon is home to a number of global company headquarters, including Lidl, Capsticks, Close Brothers and Unibet. Near by occupiers include Cafe Nero, Whistles, Paul, Cote Bistro.

Description

The property comprises a handsome two storey, double fronted building with rear car parking via an undercroft passageway. The ground floor provides showroom and office space with the first floor providing further ancillary/office accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First	Sales Office	85.27 sq m	(918 sq ft)	Robert Holmes and Company Limited (1)	15 years from 11/01/2015 on a full repairing and insuring lease	£72,500	2020 2025
		110.48 sq m	(1,189 sq ft)				
Total		195.75 sq m	(2,107 sq ft)			£72,500	

(1) Robert Holmes and Company Limited were incorporated in 1987 and for the years ending 31st March 2019 reported Total Assets of £1,530,465 and Shareholder funds of £1,110,109 and are rated by Experian as "Very Low Risk" (Experian: 11th August 2020). Robert Holmes and Company are an independent estate agent covering Wimbledon, Coombe, Kingston Hill, Mayfair, New Malden and Wandsworth, Based in Wimbledon, Robert Holmes and Company is an established presence at the heart of the Village. Since 1987, www.robertholmes.co.uk/about-us



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