

Lot 6

£65,000 Per Annum
Exclusive

5 & 5a Putney Hill, Putney,
London, SW15 6BA

Freehold Retail and Residential Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	63.64 sq m	(685 sq ft)	H. FARHAN (t/a What A Chicken and Phone Repairs) (1)	25 years from 07/10/2005 until 06/10/2030 on a full repairing and insuring lease	£65,000	25/12/2021 and 4 yearly thereafter
Basement	Ancillary/Residential (1 bedsit)	68.80 sq m	(741 sq ft)				
First	Residential (2 bedsits)	52.83 sq m	(569 sq ft)				
Second/Third	Residential (3 bed maisonette)	105.66 sq m	(1,137 sq ft)				
Total		290.93 sq m	(3,132 sq ft)			£65,000	

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Key Details

- Entirely let to one tenant trading as What A Chicken and Phone Repairs
- Includes three bedsits and a three bedroom maisonette
- Important rent review in December 2021
- Affluent and attractive South West London area
- 100 yards from Putney Train Station
- Nearby occupiers include Chestertons Estate Agents, KFH, Foxtons and Caffe Nero

Location

Miles: 1.5 miles east of Wandsworth Town
5 miles south-west of Central London
Roads: A3, A205
Rail: Putney Station, East Putney Underground (District Line)
Air: London Heathrow

Situation

Putney is an affluent and attractive area of South West London, approximately 1.5 miles west of Wandsworth. The property is located in a highly prominent position on the east side of Putney Hill, close to it's junction with Upper Richmond Road and 100 yards south of Putney Train Station. Nearby occupiers include Chestertons Estate Agents, KFH, Foxtons and Caffe Nero.

Description

The property comprises a four storey building, arranged as a ground floor shop (which is currently subdivided to form two smaller units), lower ground floor ancillary accommodation and a bedsit. The first floor comprises two bedsits and the second and third floor comprises a three bedroom maisonette which all benefit from separate access from Putney Hill.

Tenure

Freehold.

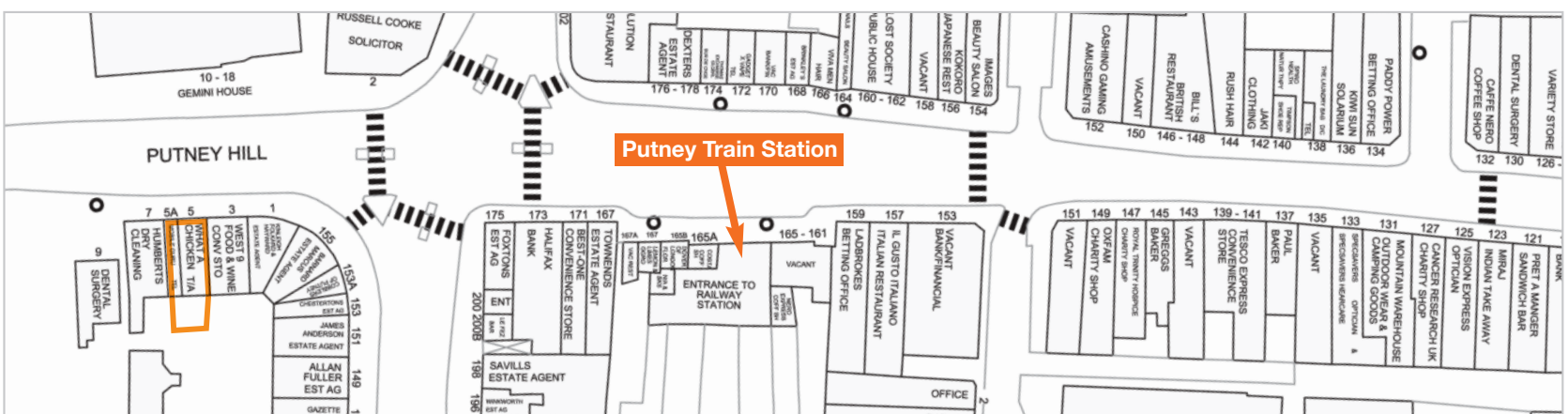
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

E. See legal pack at www.acuitus.co.uk.



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