



Large Retail Shop & Flat - London Road SW16 Rent £33,000 per annum exclusive – Premium negotiable



Location

The property is situated; being a large end of terrace plot on the corner of London Road and Kilmartin Avenue. The location is serviced by a number of bus routes and Property is surrounded by various retails shops, pubs, restaurant and other retail businesses.

Description

GPC are pleased to offer this Lease Assignment (around 15 years unexpired) on excellent investment opportunity. The property is comprised of a ground floor shop and large 5 bedroom flat above with a garage at the back. There is potential of subletting two rear retail units. Part of the premises is already let and we are advised that rental income received from letting out 5 bedrooms is £22K approx. and one of the room is used by the client staff. Great potential of income and profit that can be achieved by subletting the remainder of the property. Please note that subletting of the premises does require landlord's consent.

Lease

The property is available by way of lease assignment.

Rent

Rental **£33,000 per annum exclusive.**

Premium

Negotiable

Use Class Order

We understand the premises benefits from A1 & A2 use. All ingoing occupiers must make their own enquiries to ensure that their proposed use is permitted.

Accommodation

The property has the following approximate areas

Retail Area:	190m ² / 2045ft ² .Approx.
Residential Area:	96m ² / 1033 ft ² .Approx.
Total:	286m ² /3078ft ² Approx.

VAT

We are advised by client that rent will not be subject to VAT.

EPC

This property Energy rating is "D" & "F"
A full report is available on request.

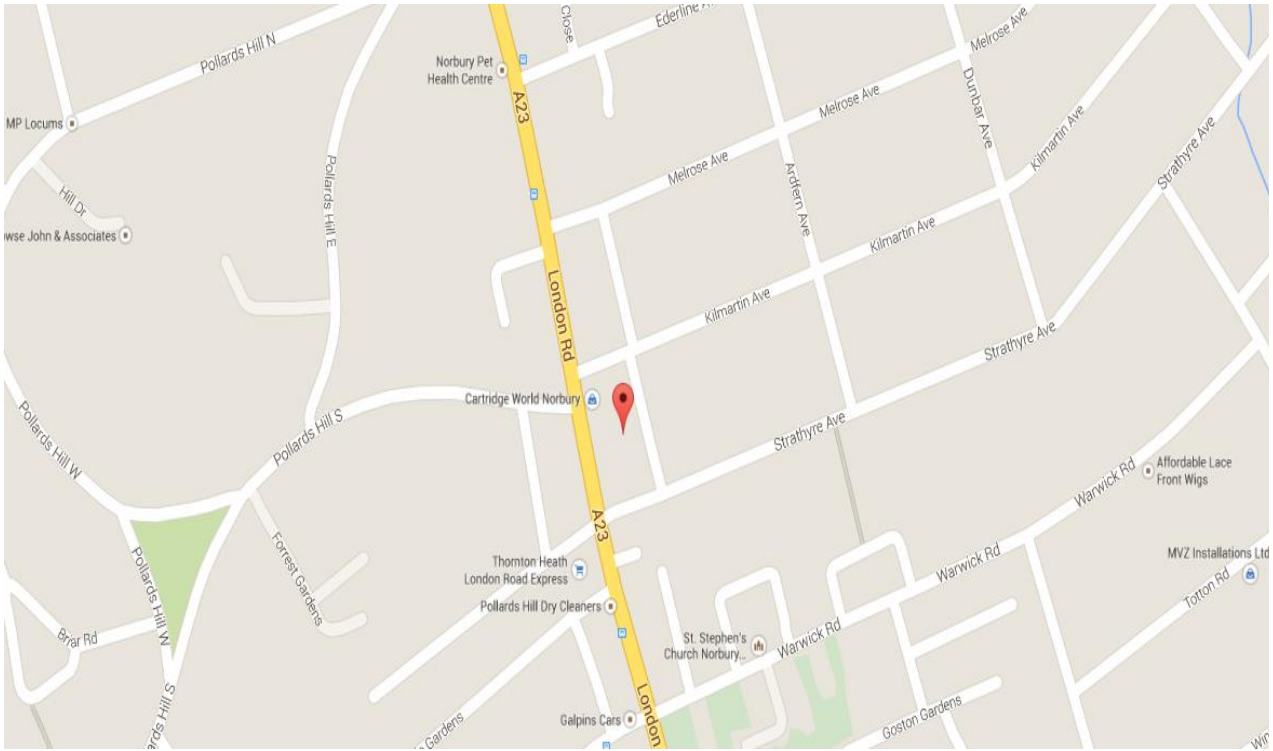
Rates

We are advised by the Local Rating Authority that the property is assessed as follows:

Rateable Value:	£12,500 p.a.
Rates Payable:	£5,175 approx. (TBC)

Legal Costs

A reasonable legal cost to be borne by the ingoing tenant.



PROPERTY MISREPRESENTATION ACT 1991 - NOTICE

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