



**Price/premium:** £850,000 **Rent:** £57,500 Per annum **Size:** 2,630 Square feet **Ref:** #2995 **Status:** Reduced

## Location

The premises are located on Old York Road just moments from Wandsworth Town Station. This popular residential area offers an array of restaurants, shops and cafes, including Gail's Bakery, Megans, Head

August 2016 for a term of 12 years, expiring 9th August 2028 with 4 yearly Rent Reviews. The current rent is £1,160 p.a. The 2020 Rent Review is now being assessed by our clients surveyor. The Landlord and Tenant Act 1954 and there are tenant only options to break at the 4th and 8th anniversaries 6 months prior written notice.

The unit is nicely presented throughout and comprises an office area and W.C. on the ground floor with a lower ground floor measuring a total of approximately 700 sq ft. Additionally there is a basement with a total area of approximately 447 sq ft providing kitchen, office and store room. Total area of approximately 1147 sq ft.

No 372 is also arranged over ground floor & basement and is let to private individual trading as a Dental Practice. The lease is effectively FRI, lease was granted on 25th June 2010 with 5 yearly Rent Reviews. The 2020 Rent Review is at £32,000 p.a. and there is a service charge of £1,200 p.a. There was a single option to break on 25th June 2015. The lease is drafted within the Landlord and Tenant Act 1954.

This unit is also very well presented and is divided into a reception area at ground floor with treatment rooms on the first floor level- approximately 1034 sq ft. The basement, with good headroom, comprises store area and kitchen area. Total area of approximately 1483 sq ft.

Please note, some measurements estimated due to restricted access.

The four upper flats were sold on 125 year leases in June 2007 with ground rents of £250 p.a. per flat for the first 5 years and £500 p.a. thereafter.

Unit 370- EPC Rating E.

Unit 372- EPC Rating C.

Please do not disturb the tenants and view only by prior appointment through us- early viewings recommended.

## Address

Address: 370- 372 Old York Road Postcode: SW18 1SP Town: Wandsworth Area: London

## General information

Tenure:	Freehold
Price/premium:	£850,000
Rent:	£57,500 Per annum
Rent details:	Total current income excluding service charge.
Legal fees:	Each party to bear their own
Rateable value:	370- £21,750. 372- £36,500

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee measurements/area stated, plans or any other information which may have been supplied to us by Client.