



SAVOY STEWART  
COMMERCIAL PROPERTY

62, The Broadway  
Wimbledon, London,  
SW19 1RQ

- Prime property in affluent greater London Suburb
- Ground Floor Retail/Restaurant Investment
- In close proximity to Wimbledon Mainline & Underground Station

## INVESTMENT CONSIDERATIONS

- 🌀 Town Centre Retail/Restaurant Investment
- 🌀 Ground floor restaurant
- 🌀 Upper floors residential (sold off on long lease)
- 🌀 Rent £65,000 pa
- 🌀 Freehold
- 🌀 Offers sought in the region of £770,000 stc
- 🌀 Net Initial yield 8%

## SITUATION

The affluent suburb of Wimbledon is located approximately 12.75 km (8 miles) south west of central London within the London Borough of Merton. Kingston-upon-Thames lies to the west of Wimbledon, with Putney to the north. Road connections from Wimbledon are good, with the A3 being easily accessible from the subject property and providing access to the M25 motorway (J10) and the wider motorway network. Wimbledon station provides regular overland rail services to London Waterloo with a journey time of 19 minutes. Wimbledon station is also served by London Underground (District Line), with frequent services to central London and the City.



## LOCATION

The Broadway acts as the main thoroughfare through Wimbledon along which there is access to Wimbledon Underground and mainline Railway Station (Southwestern Railway, Thameslink & District Line), Wimbledon Tram Station, Centre Court Shopping Centre and a vast array of shops, cafés, restaurants, gyms, banks, pubs and supermarkets including two Sainsbury's branches, Morrisons, M&S Simply Food, TK Maxx, Virgin Active and Pret A Manger, and many more.



## DESCRIPTION

The subject property is an attractive period building comprising a well configured retail unit arranged over ground floor only. There are residential upper parts which are accessed via a rear service road. The front elevation has fully glazed retail frontages with a redbrick façade on the upper floors.

The upper parts comprising 4 flats are let on a 999 year lease with access via a mews at the rear of the property.



## ACCOMMODATION

Address	Tenant	Description	Use	Area M2	Area sq ft
Shop	SKSG Clapham Ltd (Guarantor Imix Concrete Ltd)	Restaurant Ground floor sales Ground floor ITZA		114.08 56.21	1228 605
Upper Parts	Wimbledon Securities LLP	Residential	4 flats		

## TENANCIES

Tenant	Lease Term	Lease Expiry	Rent	Rent Review	Rent Review Basis	Tenants Break	FRI
SKSG Clapham Ltd (Guarantor Imix Concrete Ltd)	15 years from 13/3/2015	12/03/2030	£65,000	13/03/2025	OMV		✓
Upper Parts Wimbledon Securities LLP	999 years from 19/7/2016	18/07/3015	peppercorn	N/A	N/A		✓

## COVENANT

The guarantor Imix Concrete Limited have a Creditsafe credit score of 73/100 with share holders funds of £1,514,000.

## TENURE

Freehold.

## EPC

The commercial element has an EPC rating E 117.

## VAT

The property is registered for value added tax, it is assumed the sale will be by way of a TOGC (transfer of a going concern).

## PROPOSAL

We are instructed to seek offers in excess of **£770,000** (Seven Hundred and Seventy Thousand, Pounds), subject to contract. A purchase at this level reflects an attractive Net Initial Yield of 8%.

## FURTHER INFORMATION

Lease details, EPC details and other information can be found in our dataroom.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING & FURTHER INFORMATION

All interested parties are requested to make any appointments strictly through Savoy Stewart.



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