



62, The Broadway Wimbledon, London, SW19 1RQ

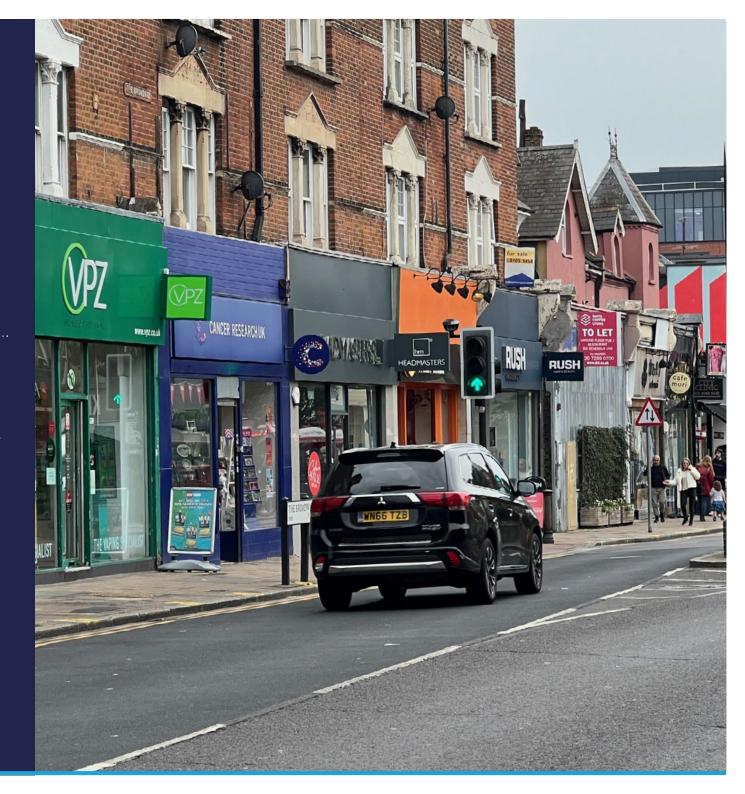
- Prime property in affluent greater London Suburb
- Ground Floor Retail/Restaurant Investment
- In close proximity to Wimbledon Mainline & Underground Station

INVESTMENT CONSIDERATIONS

- S Town Centre Retail/Restaurant Investment
- S Ground floor restaurant
- Upper floors residential (sold off on long lease)
- S Rent £65,000 pa
- Freehold
- Sometimes of States of
- 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

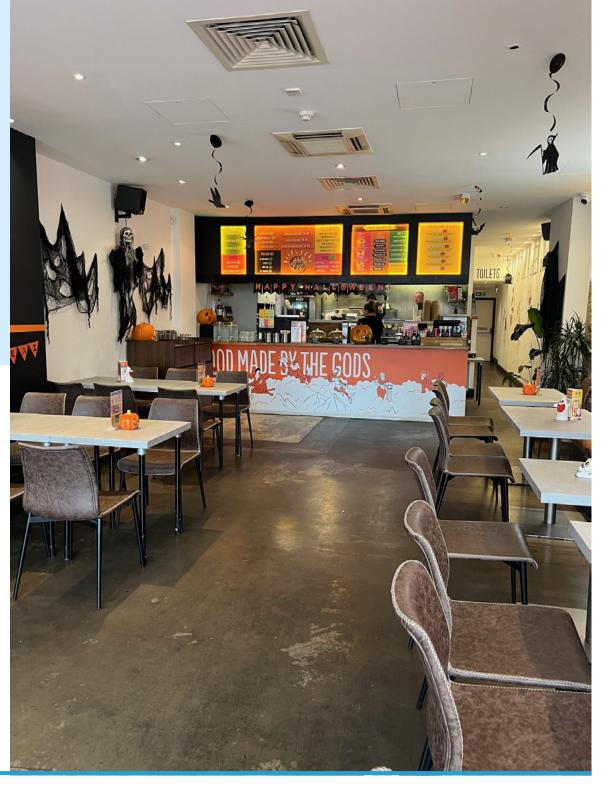
The Broadway acts as the main thoroughfare through Wimbledon along which there is access to Wimbledon Underground and mainline Railway Station (Southwestern Railway, Thameslink & District Line), Wimbledon Tram Station, Centre Court Shopping Centre and a vast array of shops, cafés, restaurants, gyms, 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	Ground floor sales		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.



Michael Braier

T: 020 7478 9112

M: 07940 528399

Stephen Rajbenbach

T: 020 7478 9110 M: 07957 355397

TERMS & CONDITIONS

Savoy Stewart, for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
- Sayoy Stewart cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein, and prospective purchasers or tenants must not rely on them as statement of fact or representations, and must satisfy themselves as to their accuracy.
- No employee of Messrs Savoy Stewart has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
- Rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition and
- Savoy Stewart will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

