



TOWN CENTRE RETAIL INVESTMENT FREEHOLD FOR SALE

**4-6 HARTFIELD ROAD
WIMBLEDON
SW19 3TA**



GUIDE PRICE - £1,650,000

LOCATION

The property is located in a good town centre position, on the one-way system, almost opposite the southern entrance to Wimbledon Train station with its regular services to London Waterloo (19 mins.) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham).

DESCRIPTION

The subject property comprises two ground floor and basement retail units, together with three floors of residential accommodation above.

AMENITIES

- Town centre location
- 2 well let retail units let to 2021 and 2028

ACCOMMODATION

4 Hartfield Rd (ITZA):
417 sq. ft. (38.74 sq. m.)

6 Hartfield Rd (ITZA):
430 sq. ft. (39.95 sq. m.)

6 Residential units not inspected.

EPC

No 4 – Band C (74)

No 6 – Band D (84)

TENURE

Freehold subject to the various tenancies.

TENANCIES

4 Hartfield Road, Ground Floor:

Let to 'The Feel Good Group' (tanning shop) for a term of 15 years from 27th June 2013 at a passing rent of £46,500 per annum exclusive with 5 yearly reviews. Next review due 27th June 2018.

6 Hartfield Road, Ground Floor:

Let to 'Subway' for 15 years from 25th December 2006 at a passing rent of £50,000 per annum exclusive with no further rent reviews and no break provisions.

4-6 Hartfield Road, Upper Floors:

We understand that the six flats have been sold on long leases at either peppercorn or low ground rents.

Total rent - £96,500 per annum exclusive

PRICE

£1,650,000. Represents a net initial yield of 5.53% after usual purchasers costs of 5.76%

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

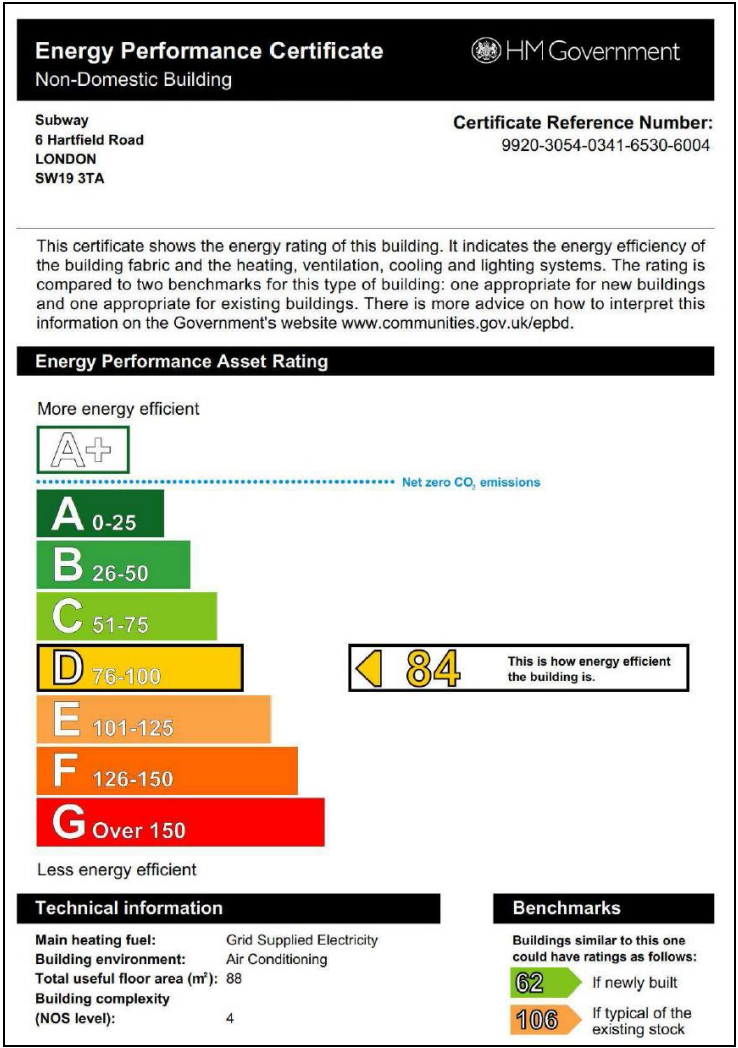
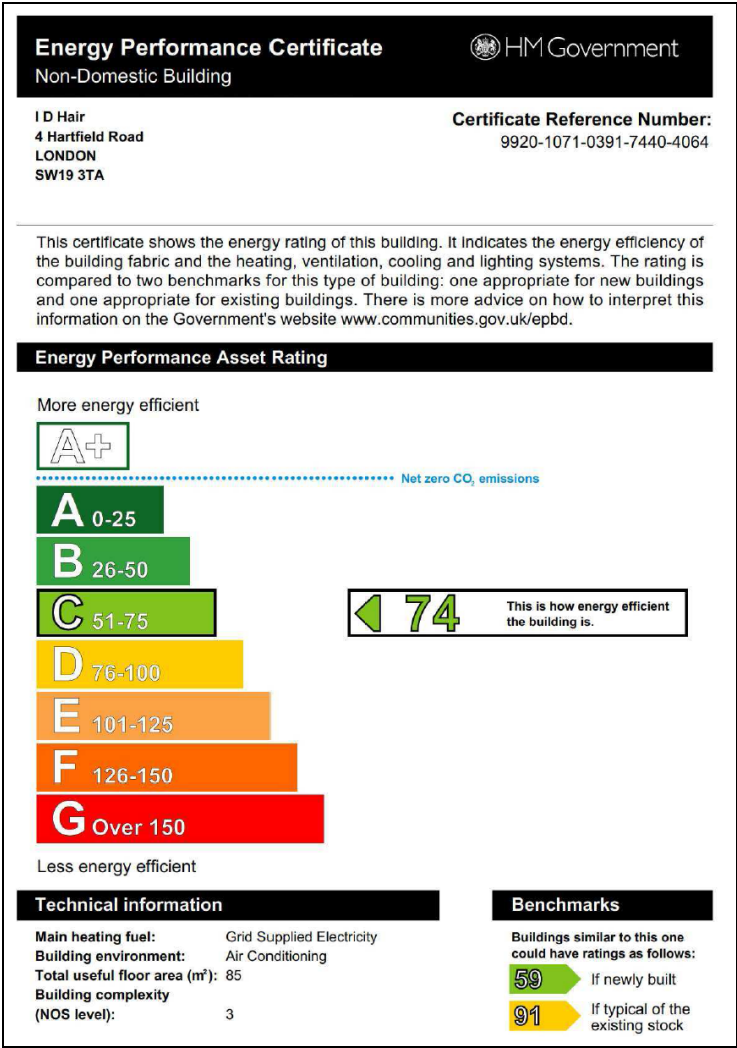
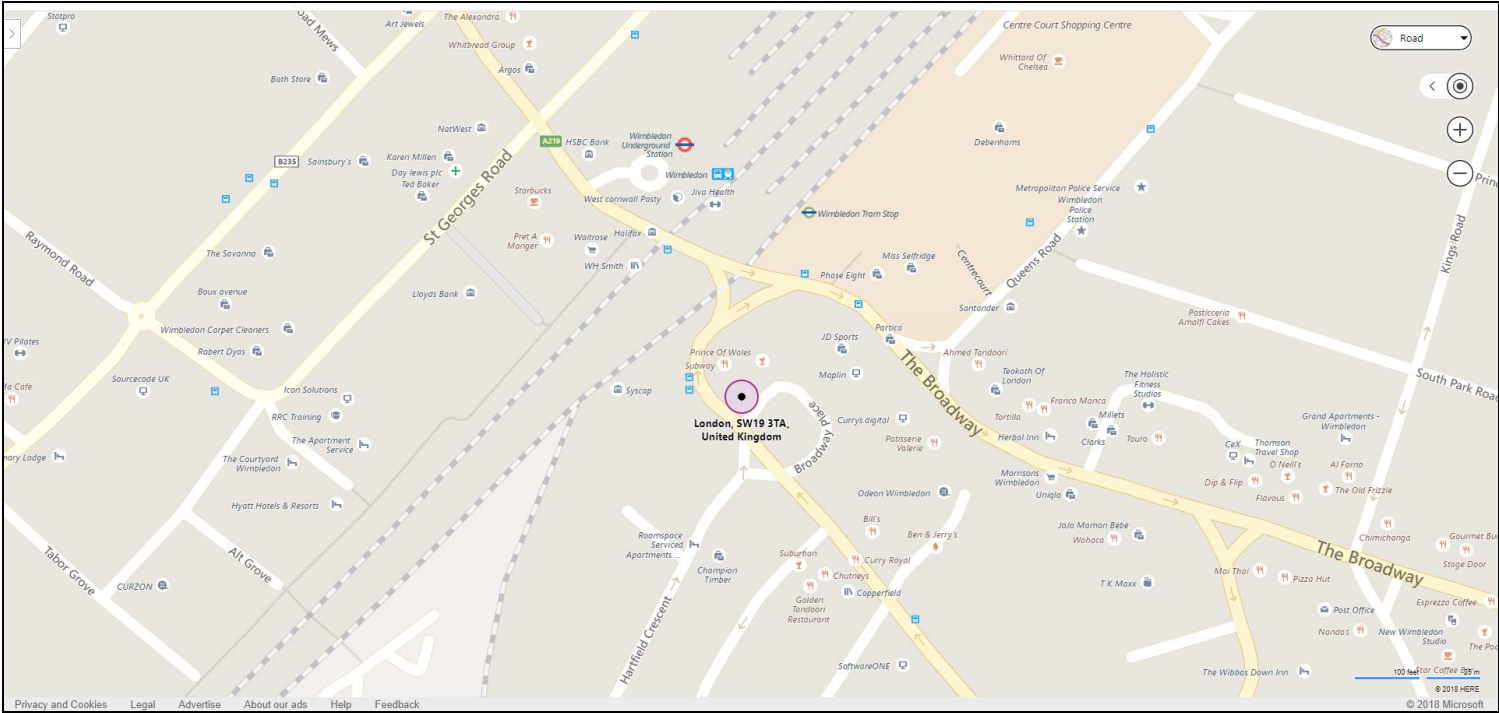
Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

**Contact: Stewart Rolfe/Nick Vaile
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