

RETAIL / RESIDENTIAL INVESTMENT FOR SALE

**621 GARRATT LANE
EARLSFIELD, LONDON
SW18 4SX**



GUIDE PRICE £240,000



LOCATION

The property is located in a popular and busy secondary retail parade, within a few minutes' walk of Earlsfield Train station, with its regular services to London Waterloo (14 mins) and Wimbledon Train station.

The property is located on the junction of Garratt Lane and Quinton Street and has numerous bus routes passing the property.

DESCRIPTION

The subject property comprises an end-of-terrace building consisting of a retail unit to ground and basement with one self-contained flat to the rear and a single flat to each of the three upper floors.

Access to the retail unit is on the corner of the road junction and is currently let to a high-end specialist bathroom and radiator retailer, who have produced good quality showroom to both ground floor and basement.

AMENITIES

- *High Street Shop*
- *Train services closeby*
- *Good transport links*
- *Good condition*
- *Recessed lighting*
- *Gas fired central heating*
- *WC Facilities*

TENURE

Freehold, subject to the current tenancies.

ACCOMMODATION:

Ground Floor: 969 sq. ft. (90.06 sq. m.)

Residential accommodation not inspected.

PRICE

Guide Price - £240,000

Net initial yield of 6.08% after allowing for purchasers costs.

VAT

The property is elected for VAT.

RATES

Rateable value: £16,500.

TENANCIES

GF Retail let from February 2014 at £14,000 pax for a term of 5 years.

Rear GF & 3 upper floor flats all sold on long leases. Ground rent £250 p.a. each.

Total rent received £15,000 pax.

EPC

Retail – Rating:	G:179
621a (Ground floor):	C:72
621b (1 st floor):	D:58
621c (2 nd floor):	B:83
621d (3 rd floor):	C:79

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
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