

FREEHOLD RETAIL INVESTMENT **FOR SALE**

COMPRISING THREE ADJOINING AND INTERCONNECTING SHOP UNITS AND WITH A RENT REVIEW DUE IN OCTOBER 2006.

LONDON ROAD, TOOTING, SW17

LOCATION

The property is situated at the southern end of London Road in Tooting, just south of Tooting mainline station. London road is a busy link road, linking Mitcham with Tooting and beyond into central London and the property benefits from considerable passing vehicular traffic, particularly during the rush hour period. Being a triple fronted unit the property is particularly visible. The surrounding area is mainly occupied by secondary and specialist retailers, but there is a little supermarket nearby and a number of multiples represented closer to Tooting Broadway underground.



DESCRIPTION

The property comprises a ground floor single storey premises, currently occupied by a single tenant. The property has solid floors, relatively high ceilings, internal WC's and one central heating system (not tested). There are fire exits to the rear.

ACCOMMODATION

Overall Gross Frontage	13.41m	44'
<u>42 London Road</u>		
Internal Width	3.81m	12'5 widening to 7.01m (23') max
Shop Depth	21.09m	69'2
Sales Area	123.09m²	1325 sq ft (approx)
<u>44 London Road</u>		
Internal Width	4.93m	16'2
Shop Depth	11.85m	38'9
Sales Area	58.06m²	625 sq ft (approx)
Storage	23.22m²	250 sq ft (approx)
WC		
<u>46 London Road</u>		
Internal Width	4.75m	15'6
Shop Depth	11.85m	38'9
Sales Area	55.74m²	600 sq ft (approx)
Storage/Office	24.15m²	260 sq ft (approx)

WC

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is to be offered freehold, subject to a commercial lease in favour of Mr Tony Ardley, for a term of fifteen years from October 2001 and subject to five yearly upward only rent reviews. We understand that the next rent review is in October 2006.

RENT PAYABLE

The tenant currently pays £20,000 (twenty thousand pounds) per annum exclusive, with a review in October 2006.

USE/PLANNING

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order, and has operated for many years as a furniture retail store. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

PRICE

Offers in excess of **£300,000 (three hundred thousand pounds)** are sought for our clients freehold interest, with the benefit of the income from the current lessees.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.