

Hooper

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FREEHOLD INVESTMENT **FOR SALE**

PROVIDING TWO INCOME-PRODUCING COMMERCIAL UNITS AND TWO LARGE SPLIT LEVEL FLATS AVAILABLE FREEHOLD AND WITH THE BENEFIT OF INCOME

2-4 MOUNT EPHRAIM ROAD, STREATHAM,
SW16 1NG

LOCATION

The property is situated fronting Mount Ephraim Lane just off the Streatham High Road in the centre of Streatham. Streatham High Road forms part of the main A23 commuter route and the properties concerned are just off the High Road set amongst mixed commercial and residential property. The property is within walking distance of numerous facilities provided by Streatham High Road including some of the major banks with the Halifax being immediately to hand and NatWest and Barclays Bank branches being within an easy walk.



DESCRIPTION

The property comprises two adjoining ground floor commercial units with fully self contained split level flats above. The ground floor are shop fronted offices which occupied by and security business and recruitment consultancy. The upper floors are arranged as two single residential flats split level in arrangement and with the benefit of balconies to the front.

ACCOMMODATION

No. 2 Mount Ephraim Road:

Gross Frontage	6.09m	20'
Internal Width	4.26m	14'
Shop Depth	9.78m	32'10
Sales Area	48.77m	525 ft² (approx)
Storage	4.64m	50 ft² (approx)

No. 4 Mount Ephraim Road:

Gross Frontage	1.85m	20'
Internal Width	4.26m	14'
Front Shop Depth	6.43m	21'10
Front Sales Area	28.79m²	310 ft² (approx)
Rear Office	13.93m²	150 ft² (approx)
Internal WC		

Upper Parts.

Large 2 and 3 bedroom split maisonettes.

Figures relating to accommodation are approximate and rounded up 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 offered freehold subject to the following tenancies:

No. 2 – ground floor – let under a lease from 25 December 2000 for a term of 12 years subject to upward only 4-yearly reviews. The property is let to Mr O S Odokama trading as Force One Security Services at a passing rent of £8,500 per annum exclusive. The upper floors are let under an assured shorthold tenancy at a rent of £1000.00 per calendar month.

No. 4 – ground floor – let under a lease for an original term of 12 years from June 2000 subject to 4-yearly upward only reviews. The property is let to Mr F Loka trading as Millennium Employment Agency at a passing rent of £8,000 per annum exclusive. The upper maisonette is let under an assured shorthold tenancy at a rent of £950.00 per calendar month.

NB: It should be noted that the title extends to areas to the rear at a nominal ground rent of £10.pa.

Total rents receivable therefore **£39,910 per annum.**

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.

USE/PLANNING

We understand the properties have mixed use falling within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order on the ground floor and with residential use on the upper floors. 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

£495,000 (four hundred and ninety five thousand pounds) is sought for our client's freehold interest.

V.A.T.

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

SUBJECT TO CONTRACT

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