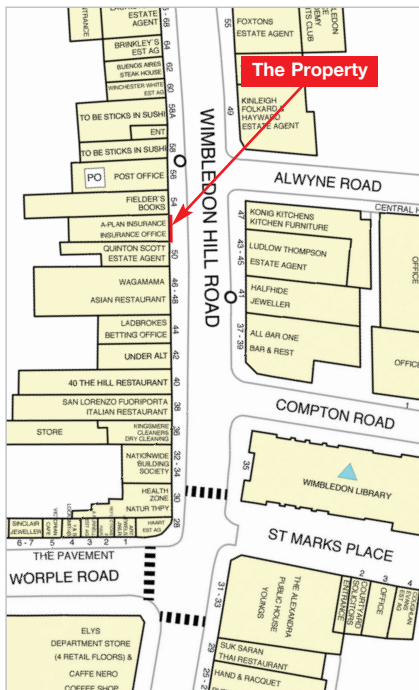


# London SW19

## 52 Wimbledon Hill Road Wimbledon SW19 7PA

- Freehold Shop and Residential Ground Rent Investment
- Shop let to A-Plan Holdings with Guarantee from Done Brothers (Cash Betting) Ltd on a lease expiring in 2021
- Prosperous and internationally recognised South-West London suburb
- Located in Wimbledon centre close to a number of estate agents
- Shop Rent Review 2016
- Total Current Rents Reserved **£52,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

Wimbledon, famous for the tennis championships, is an attractive and prosperous South-West London suburb located some 10 miles from Central London and 5 miles south-east of Richmond. It is a well established commercial and residential centre and benefits from excellent retail and leisure facilities, including the Centre Court Shopping Centre. The area has excellent road communications with the A3 just 2 miles to the west providing access to Central London and the M25 and beyond to Guildford to the south. Public transport communications are also excellent with Wimbledon Mainline and Underground (District Line) stations, the former providing frequent direct services to London Waterloo in 17 minutes. The property is situated on the west side of Wimbledon Hill Road close to the junction with Worple Road, in the centre of Wimbledon. Occupiers close by include a number of well established estate agents, including KFH, Foxtons, Quinton Scott and a variety of other retail and leisure traders including All Bar One and Wagamamas.

**Description**

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with residential upper floors that have been sold off on a long lease. In addition there is a garage to the rear.

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	A-Plan Holdings (1) (with Guarantee from Done Brothers (Cash Betting) Ltd)	Gross Frontage 6.10 m (20' 0") Net Frontage 5.65 m (18' 6") Shop Depth 19.40 m (63' 8") Built Depth 24.50 m (80' 5") Basement – Not inspected Garage 30 sq m (323 sq ft)	15 years from 17.03.2006 Rent review every 5th year FR & I	£52,500 p.a.	Rent Review 2016
Residential	Waybank Residential Ltd	First, Second & Third Floors – Seven Flats	999 years from 20.08.2010	-	

(1) No. of Branches: 65 High Street branches that span 16 countries. Website Address: [www.aplan.co.uk](http://www.aplan.co.uk)  
For the year ended 28th February 2011, A-Plan Holdings reported a turnover of £50,521,887, a pre-tax profit of £20,222,143, shareholders' funds of £23,250,287 and a net worth of £23,250,287. (Source: riskdisk.com 23.02.12)  
For the year ended 27th March 2011, Done Brothers (Cash Betting) Ltd reported a turnover of £4,110,480,000, a pre-tax profit of £15,512,000, shareholders' funds of £75,190,000 and a net worth of £48,931,000. (Source: riskdisk.com 23.02.12)

**Total £52,500 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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