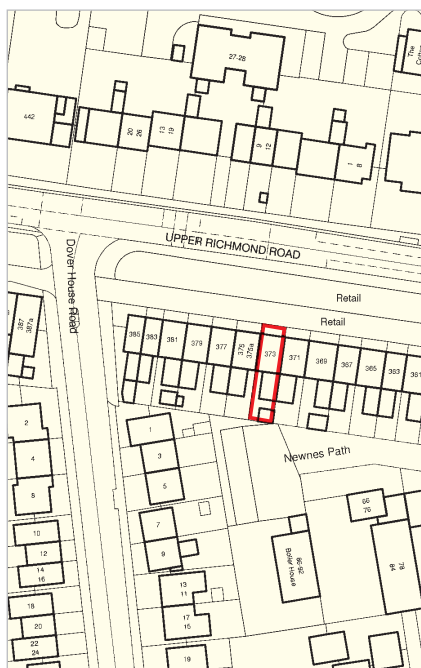


London SW15 **373 Upper Richmond Road** **Putney** **SW15 5QJ**

- **Freehold Shop Investment**
- Located in affluent London suburb
- Entirely let to Martin Retail Group Limited
- Includes one bedroom flat
- Reversion 2020
- No VAT applicable
- Current Rent Reserved
£26,300 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Putney is a busy and prosperous South West London suburb, lying alongside the River Thames, some 6 miles from Central London. The area benefits from good communications being on the A219 and A205 (South Circular). Public transport is also well provided for, with several bus routes and the District Line at Putney Bridge. The property is situated on the south side of Upper Richmond Road (A205 - South Circular), in an attractive local shopping parade 300 metres to the east of the junction of the Upper Richmond Road with Roehampton Lane, Queen's Ride and Rocks Lane. The residential area of the Roehampton Estate is to the rear of the property. Occupiers close by include Ladbrokes, Boots, Post Office, Tesco Express and a number of local occupiers.

Description

The property is arranged on ground and one upper floor to provide a ground floor commercial unit, currently arranged as a convenience store. The upper floor is arranged as a one bedroom flat, which has been sublet and is accessed from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.55 m	(18' 3")
Net Frontage	4.05 m	(13' 4")

Ground Floor	82.31 sq m	(886 sq ft)
First Floor	69.02 sq m	(743 sq ft)
Total	151.33 sq m	(1,629 sq ft)

NB. Not inspected by Allsop. Areas provided by Vendor.

Tenancy

The entire property is at present let to MARTIN RETAIL GROUP LIMITED for a term of years expiring 21st March 2020 at a current rent of £26,300 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 1,650.

Website Address: www.mccolls.com

For the year ended 27th November 2016, Martin Retail Group Limited reported a turnover of £294.3m, a pre-tax profit of £6.3m and a net worth of £58.7m. (Source: Experian 19.04.2018.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

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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