



NEWLY LET - HAIR & BEAUTY INVESTMENT
OFFERS IN EXCESS OF £200,000 L/H (NIY 7.70%)
100A FELSHAM ROAD PUTNEY SW15 1DQ

 **Willmotts**

The Complete Property Service

020 8748 6644

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- HAIR & BEAUTY INVESTMENT
- NEW 10 YEAR LEASE
- 1ST YEAR RENT PAID IN ADVANCE
- 6 MONTHS DEPOSIT

Location

The property is located on the northern side of Felsham Road at its junction with Weiss Road. It is situated within a small parade of local retail shops with residential uppers. The South Circular Road (A205) is 0.3 miles south of the premises, crossing through South London and linking the M4 and A4 at Gunnersbury in the west. Transport links are excellent, with Putney Station (Southwestern Railway) being just 0.5 miles southeast of the premises, offering regular access to and from Greater London, including Waterloo. Putney Bridge Underground (District Lines) is 0.6 miles north of the premises. The locality also benefits from regular bus services, including to Shepherd's Bush and Baker Street.

Putney is an affluent residential suburb in southwest London. The vicinity benefits from a large variety of restaurants and popular national retail outlets on the nearby

Putney High Street, including Boots, Lidl, Waitrose, Sports Direct, EE and H&M. Local attractions include the Putney Embankment on the River Thames which is occupied by multiple boat houses and small artisan street, and Wandsworth Park.

Description

The premises are arranged over ground and basement floors of a mixed-use, three storey brick-built building. It occupies a prominent end of terrace corner position with return frontage. The premises has been recently refurbished and benefits from well-lit ground floor trading space, and ancillary storage, office, and WC facilities in the basement. The premises are fully let, trading as a hairdressers.

User

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The commercial premises has an EPC rating of B (49). A copy of the EPCs is available upon request.

Accommodation & Tenancy Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft
Ground Floor	14.86	160
Basement	12.07	130
Total	26.94	290

Tenancy

The premises are let to Virgin Hair UK LTD Company number 14616552. The tenant has signed a FRI lease for a term of 10 years from 3rd November 2023 at an initial rent of £15,600 per annum. The first years rent has been paid in advance to the landlord and in addition there is a rent deposit of 6 months for the duration of the term. There is a tenant only break at the 5th anniversary of the term subject to 6 month prior written notice.

Tenure:

The premises are held on a 125-year lease, beginning on 24th June 1991 and expiring on and including 23rd June 2116. Therefore approx. 93 Year remaining.

Ground Rent

The ground rent payable is currently £150.00 per annum rising every 25 years, with the next increase to £300.00 per annum and then to £750.00 for the residual term.

Price

Offers in excess of £200,000 (two hundred and fifty thousand pounds). A purchase at this level will show a NIY of 7.7% after allowing for purchasers standard costs.

Service Charge

There is a service charge for the building and the commercial unit pays 25% of any outgoing to maintain the building. There is a provision for a reserve fund.

VAT

The property is not elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

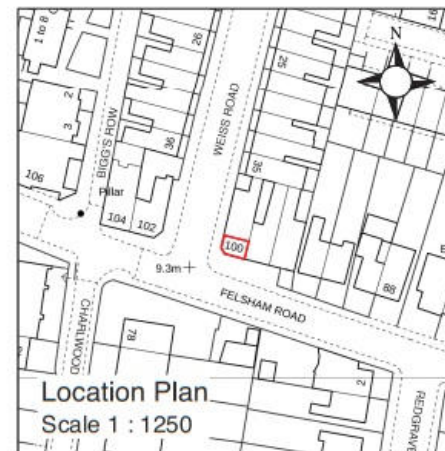
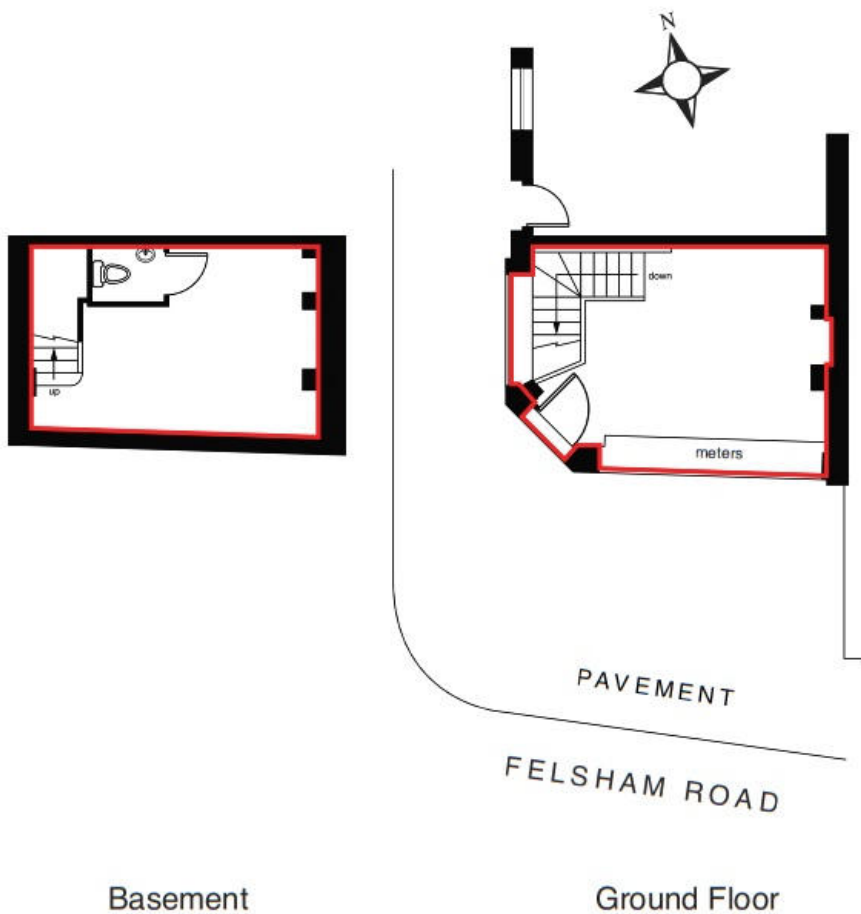
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2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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