



15 YEARS UNBROKEN INCOME - INVESTMENT  
OFFERS IN EXCESS OF £299,950 LH  
52 WHITE HART LANE, LONDON, SW13 0PZ

 **Willmotts**

The Complete Property Service

020 8748 6644

- Virtual Freehold Lock up commercial investment
- Village Like Location
- Income producing £19,000 per annum
- 15 Year FRI lease with no breaks
- Ideal SIPP Purchase

### Location

The property is situated on the western side of White Hart Lane close to its junction with Archway Street and The River Thames. It occupies a mid-terrace position in a parade of local retail shops comprising predominantly of independent boutiques and restaurant businesses. The property is 0.3 miles southwest of Barnes Bridge Station (Southwest Trains), offering regular access to and from Greater London, including Waterloo. Barnes is an affluent village like residential suburb in southwest London, just 9 miles southwest of Central London, and comprises the Barnes Village conservation area.

### Description

The building comprises a mixed-use three-storey brick-built property under a pitched roof. The ground floor commercial unit fronting White Hart Lane comprises a retail unit which is let to a local firm of Estate Agents and has been recently fitted out in its corporate style. The property is rectangular in shape and affords a huge shop front.

### 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 C (68). A copy of the EPCs are available upon request.

### Accommodation & Tenancy Schedule

The property offers the following (NIA) approximate dimensions;

Ground Floor	322 Sq Ft 30.30 Sq M
Tenant	Sceon & Berne
Rent	£19,000 per annum
Start date	27/05/2022
End Date	26/05/2037
Rent reviews	5 Yearly
Deposit	£4,750.00 held by Landlord

### Terms

Offers invited in excess of £299,950 (Three hundred and twenty-five thousand pounds). A sale at this level shows a Net Initial Yield of 6.15% assuming purchasers standard costs of 3.00%.

### Tenure

New 999 years Leasehold, subject to the existing occupational lease.

### VAT

May be applicable.

### Legal

Each party to bear their own legal costs.

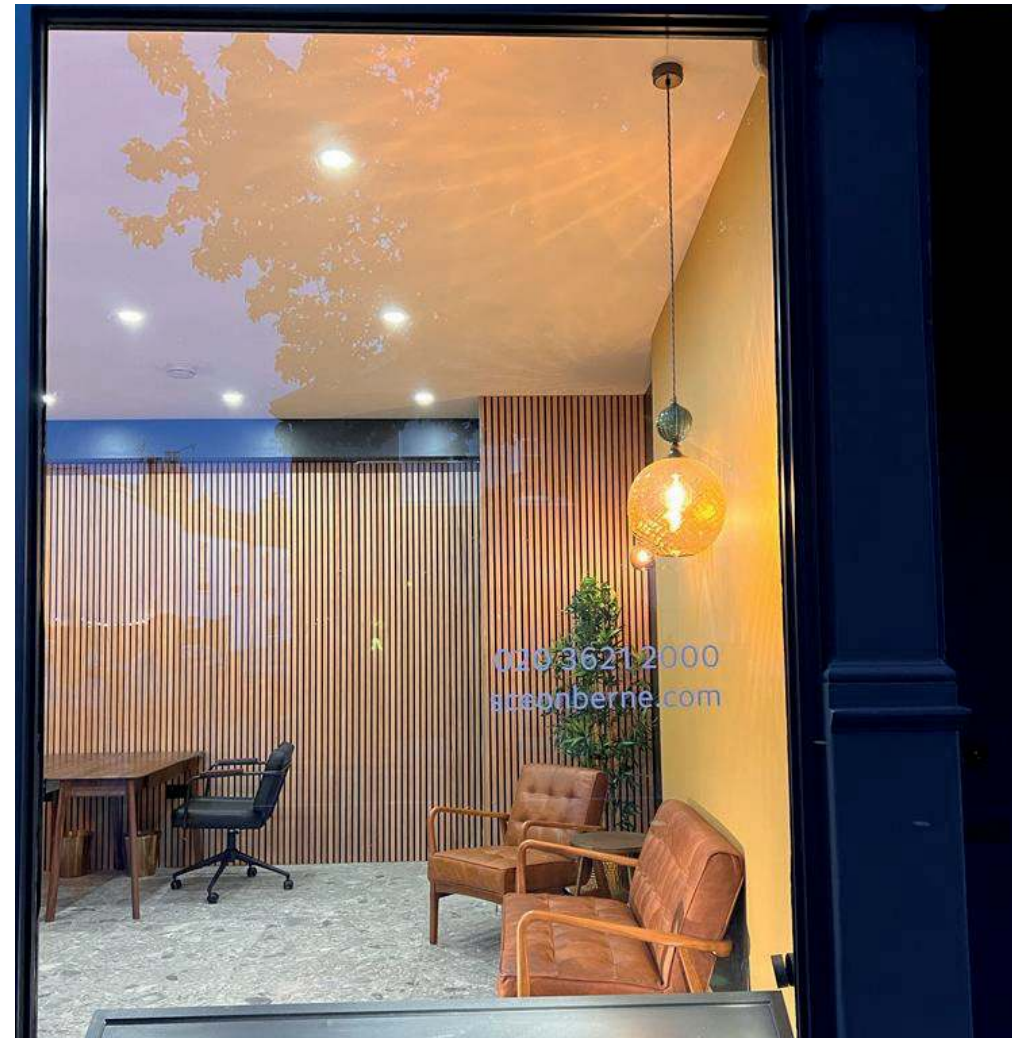
### AML

In accordance with Anti-Money Laundering Regulations, 2 forms of identification & confirmation of the source of funding will be required from any successful Purchaser.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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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 landlord's sole agent: Willmotts Chartered Surveyors.

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