

# A1 PREMISES FOR SALE

629 Garratt Lane  
London  
SW18 4SX



Kinleigh Folkard & Hayward

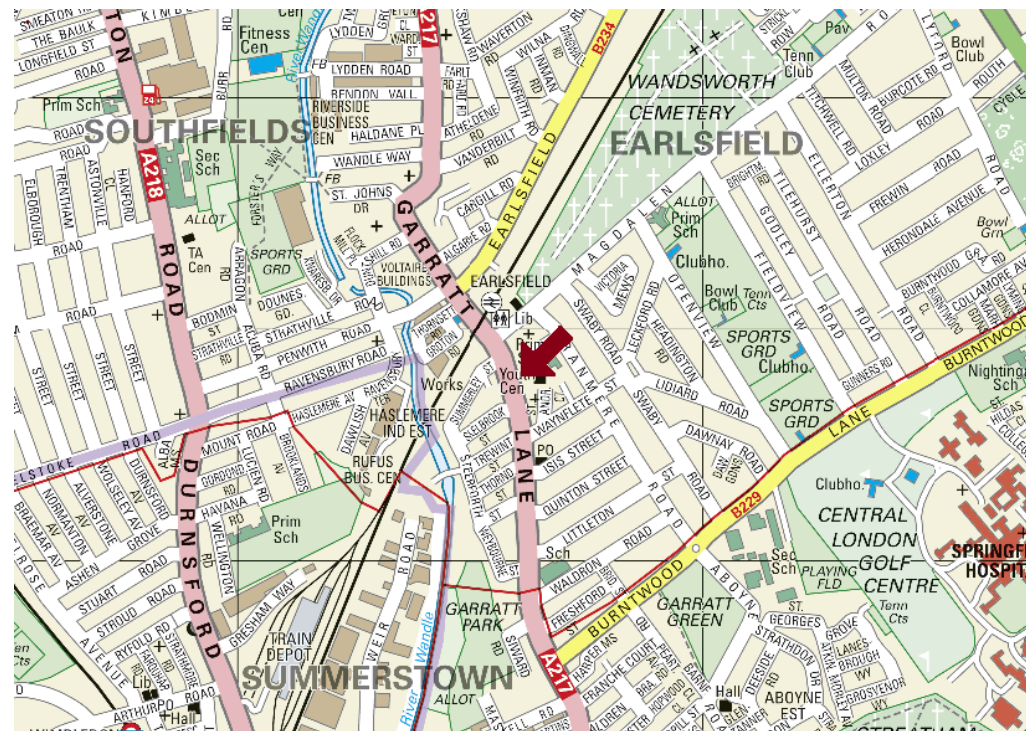
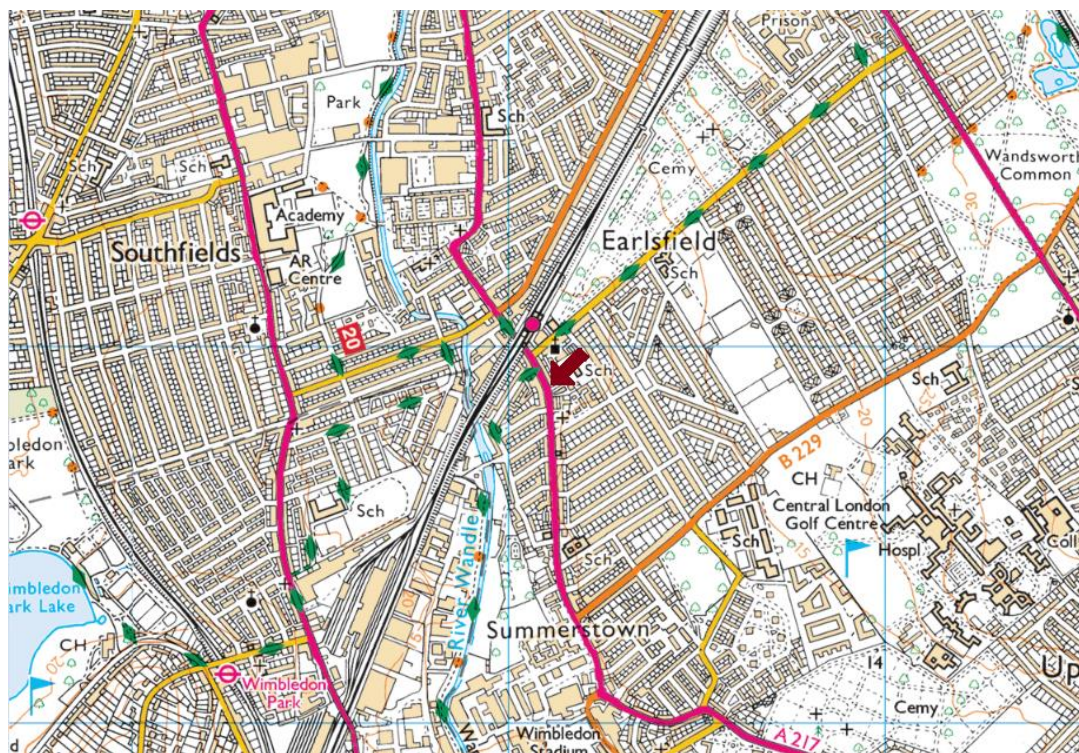
020 8739 2090 [kfh.co.uk](http://kfh.co.uk)

COMMERCIAL PROPERTY



## Location

The premises is located in a prime location on Garratt lane, within close proximity to Earlsfield Station (South Western Railway), providing services into London Waterloo (Approximately 15 minutes). There are also several bus routes along Garratt Lane which provide access to Victoria, Putney Bridge, Mitcham and Tooting.



## Description

The subject property consists of a ground floor and basement. Occupiers close by include Pedicure Plus, Ladbrokes, The radiator, Earlsfield Dental Practice Practice and La Peznella

## Accommodation

We are advised the premises have the following approximate net internal floor areas:

Ground Floor:	30.8 sqm	331 sq ft
Basement:	41.2 sqm	443 sq ft
Total:	72 sqm	774 sq ft

## Tenancy

The shop is currently let on a 10 year lease from the 9th October 2016, expiring on 9th October 2026. The current passing rent is £10,400 Per Annum. The lease is inside the provisions of the Landlord and Tenant Act 1954.

We suggest that estimated rental value is in the region of £14,000-£16,000 per annum.

## Planning

A ground floor and basement unit with A1 use, in accordance with the Town and Country Planning Act 1987.

## Tenure

125 year long leasehold from September 2013.

## VAT

We understand VAT is not applicable.

## Proposal

We are instructed to seek offers in the region of £215,000 subject to contract.

# Anti-Money Laundering Regulations 2017

Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further Information available on request.

## EPC

Available on request.

## Further Information & Viewing:

The following further information is available upon request:

- Energy Performance Certificate
- Occupational Lease
- Title Documentation

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## Kinleigh Folkard and Hayward Commercial Property Services:

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Important Notice:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property. **January 2019**