

LEASEHOLD INVESTMENT

FOR SALE

**9 LYON ROAD
WIMBLEDON SW19 2RL**

Industrial /Office unit with parking



**A rare opportunity to purchase a head leasehold investment until 2031.
A profit rent of £ 37,490 p.a subject to increases in 2024 and 2029**

Offers of £ 225,000 considered SUBJECT TO CONTRACT



Photos taken prior to sub-letting in 2019

LOCATION

The property is located on an established industrial estate fronting Lyon Road. It is within walking distance of South Wimbledon and Colliers Wood Underground stations (Northern Line) and the Morden Road Tramlink station.

DESCRIPTION

The subject property comprises a detached, 1950's style industrial unit of brick elevations with two-storey offices to the front. To the ground floor there are offices, a male and female WC with a shower, kitchen and storage/warehouse accommodation. The first floor comprises further office accommodation together with a single WC and small kitchenette.

AMENITIES

- Self-contained unit
- 4 Car parking space
- Gas fired central heating

G.I.A ACCOMMODATION

Ground Floor:	2,645 sq. ft.	(245.69 sq. m.)
First Floor:	1,107 sq. ft.	(94.44 sq. m.)
Total:	3,661 sq. ft.	(340.13 sq. m.)

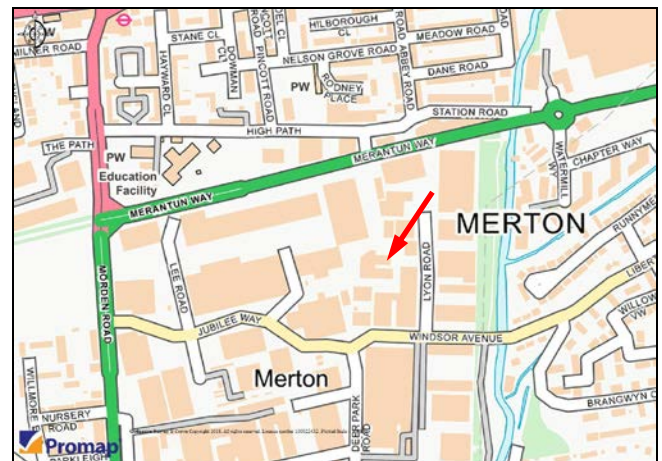
TENURE

Head Lease held for a term of 63 years from 25/3/1968 expiring on the 24/3/2031. A current ground rent of £5,510 p.a is payable. The lease provides for 21-year rent reviews. No further reviews.

SUB LEASE

An FRI sub lease is held for a term of 12 yrs from the 01/02/2019 expiring on the 31/01/2031 with 5 yearly upward rent reviews to Falcon Works Ltd. Current rent is £43,000 per annum exclusive. Sub lease Inside the L&T Act 1954 Part 2

VAT The property is not elected for VAT.



EPC

Band E (121).

RATES

Rateable value: £28,250

The 2018/19 UBR is 48.0p in the £.

Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through sole selling agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe/ John King

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

Dated September 2020

9 LYON ROAD, WIMBLEDON SW19 2RL



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Energy Performance Certificate

Non-Domestic Building



P R S Group Ltd
P R S House, 9 Lyon Road
London
SW19 2RL

Certificate Reference Number:
0020-4082-0321-0780-1084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **121** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 346
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

60 If typical of the existing stock

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July 2018