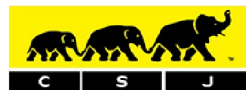




373 - 375 DURNSFORD ROAD, WIMBLEDON,
LONDON, SW19 8EF

Guide Price £350,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

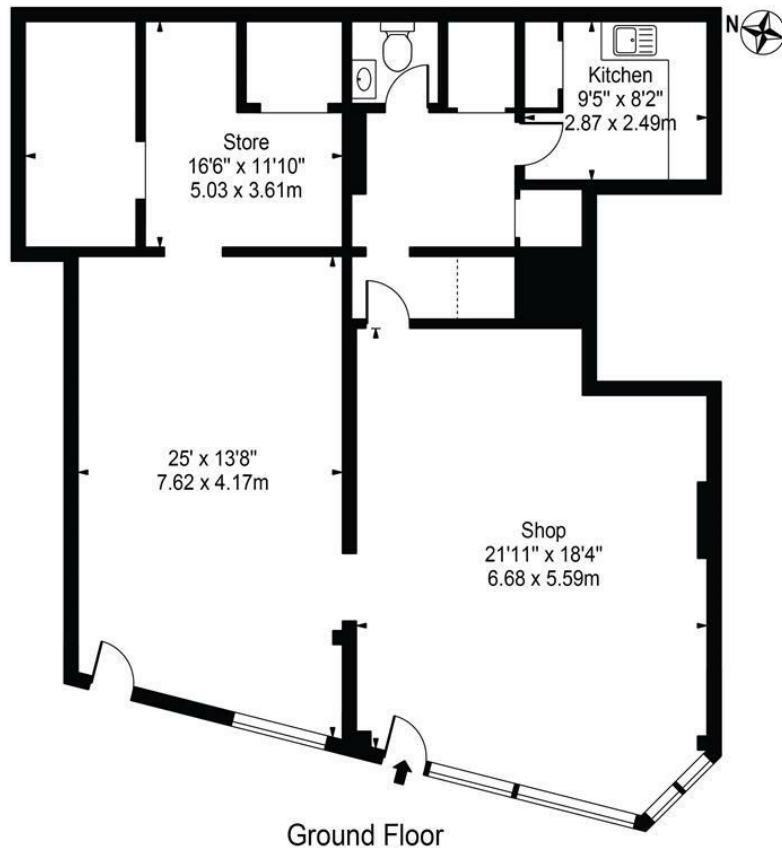
020 8296 1273

www.csj.eu.com

info@csj.eu.com

Durnsford Road, SW19 8EF

Approx. Gross Internal Area 1185 Sq Ft - 11.09 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Freehold ground floor investment opportunity (Flats sold off on long leases) currently let to Tucker French Ltd a successful plumbing and heating merchants with 7 branches. Potential future airspace development STP

Let on a 10 year lease from 2024 (Reversion 2034)

Rent review in 2027 & 2032

Tenant break option in 2029

Passing Rent : £32,000p/a

Location

The property is situated within 0.4 miles to Wimbledon Park Station (District Line) and 0.6 miles to Earlsfield Station (South Western Railway)

Terms

The property is being offered for sale in the Savills Auction on 11th December (lot 569) unless sold prior

Freehold Guide Price : £350,000.



THE SMALL PRINT

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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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