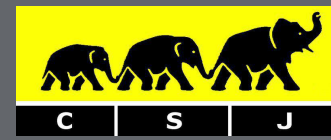


# LOT 4 - London

Commercial Auction - 24th September 2024



allsop



## Freehold Shop Investment, Vacant Flat and Residential Ground Rents

42 Wimbledon Hill Road & 42G Worple Road Mews, Wimbledon, London, London, SW19 7PA



## LOT 4 - London Freehold Shop Investment, Vacant Flat and Residential Ground Rents

42 Wimbledon Hill Road & 42G Worple Road Mews, Wimbledon, London, London,

GUIDE PRICE \*

**£1.05M - £1.1M**

Gross Initial Yield 4.78%

**Commercial - 24th September 2024**

Online

Bidding will open at 11.00 am for ALL lots. Lot 1 closes from 12.00 midday

### Key Features

- The property includes a ground floor restaurant
- Includes a large (1,156 sq ft) Vacant Self Contained Two Bedroom Flat - Virtual Tour, see link below
- Restaurant accommodation totalling approx 78.53 sqm (845 sqft)
- In close proximity to Wimbledon Mainline & Underground (District Line) Stations
- Prime location in affluent London Suburb
- VAT is not applicable
- **Six Week Completion Available**

**Total Current Rent Reserved**

**£50,150 p.a.**

### Tenure

Freehold



### Location

- 📍 Occupiers close by include Wagamama, All Bar One, Nationwide, Haart, KFH, Foxtons and Rosa's Thai amongst many others
- ★ Wimbledon is an attractive and prosperous South-West London suburb located approximately 6.5 miles from Central London and 5 miles south-east of Richmond
- 🚗 The A3 and A24 are easily accessible providing links to both Central London and the M25 Motorway
- 🚉 Wimbledon Station provides National Rail, Underground (District Line) and Train services
- 📍 The property is situated on the western side of Wimbledon Hill Road close to its junction with Worple Road

### Additional Information

- The Property comprises a ground floor restaurant, a vacant two bed-roomed flat and 3 further flats which have each been sold off on a long lease

VAT - VAT is not applicable to this Lot.

**Allsop**

Philip Parsons.  
 Tel: 020 7543 6891  
 Email: [philip.parsons@allsop.co.uk](mailto:philip.parsons@allsop.co.uk)

**Sellers Solicitor**

Michael Jones.  
 Gregsons Solicitors  
 Tel: 02088794414  
 Email: [mj@gregsons.co.uk](mailto:mj@gregsons.co.uk)

**Joint Auctioneer**

Chris Jones.  
 CSJ  
 Tel: 0208 2961270  
 Email: [chris@csj-property.com](mailto:chris@csj-property.com)

Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
42 Wimbledon Hill Road	The Sushi Co Ltd (www.thesushico.co.uk)	Ground	78.53 sq m	845 sq ft	10 years from 25.07.2022 Rent review in the 5th year Effectively FR& I	£50,000 p.a.	Rent Review 2027
42G Worple Road Mews	Vacant	Ground	11.57 sq m	125 sq ft	Vacant		
		Basement	95.8 sq m	1,031 sq ft			
		<b>Subtotal</b>	<b>107.37 sq m</b>	<b>1,156 sq ft</b>			
42A Worple Road Mews	Individual	Second Floor Floor Flat			215 years from 01.01.2012	Peppercorn	Reversion 2227
42B Worple Road Mews	Individual	First Floor Flat			125 years from 01.01.2006	£150 p.a.	Reversion 2131
42F Worple Road Mews	Individual	Third Floor Flat			215 years from 01.01.2012	Peppercorn	Reversion 2227
		<b>Total</b>	<b>185.9 sq m</b>	<b>2,001 sq ft</b>	<b>Total</b>	<b>£50,150 p.a.</b>	

N.B. Section 5b Notices under the Landlord and Tenant Act 1987 have been served on the qualifying tenants

Not inspected by Allsop, the ground floor area has been sourced from www.voa.gov.uk, the basement flat area has been provided by the vendor

Featured 1





Featured 2





Featured 3





Featured 4





Featured 5



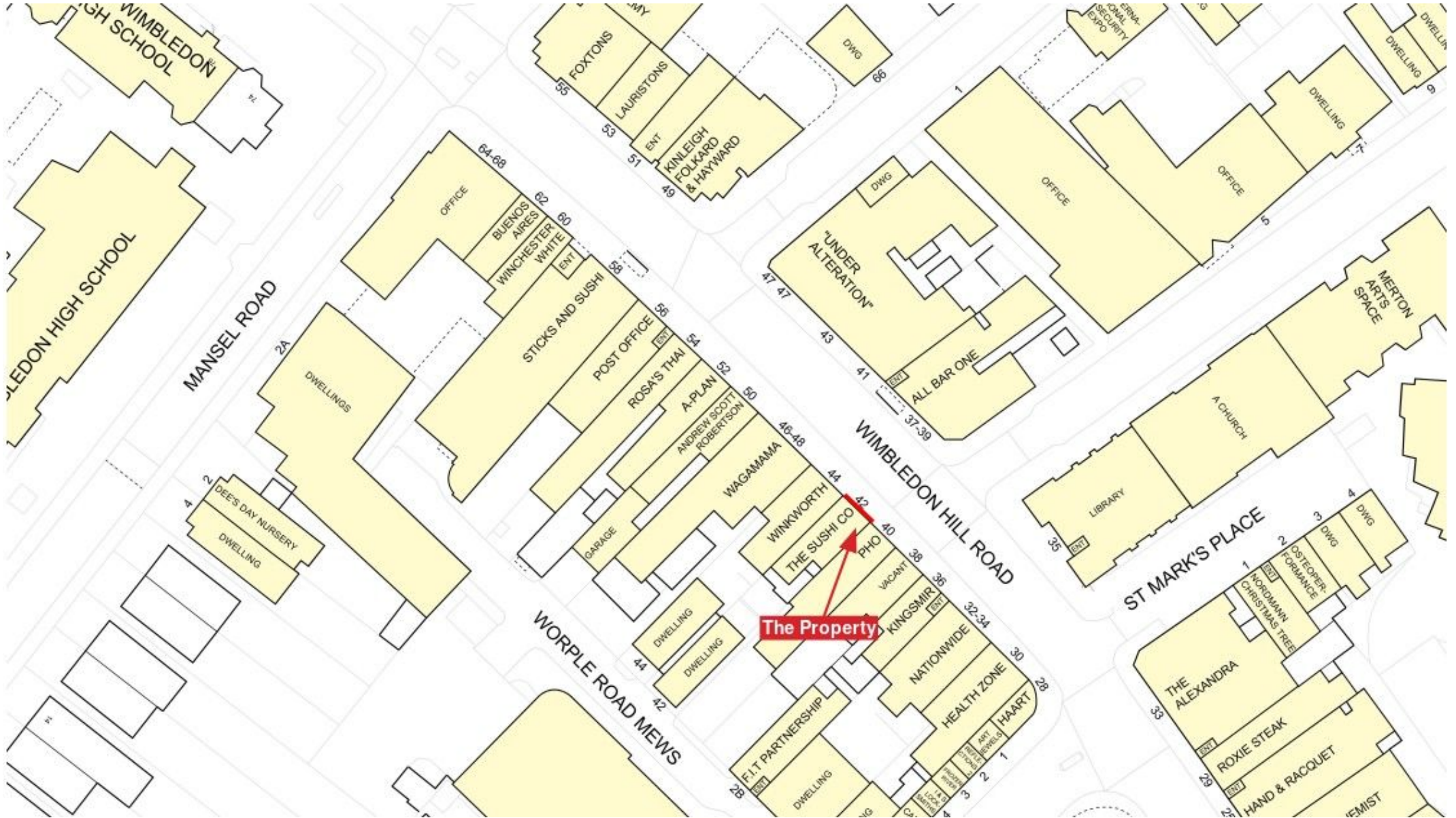


Featured 6





# GOAD Map





Pro map



NB. The plan is for identification only.















## Disclaimer

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### Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

#### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

#### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

#### Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

#### Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

##### Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,750** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

##### Commercial Auctions

- All Lots: Buyers Fee £1,000 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

#### Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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