

GUIDE PRICE

£160,000+

Gross Initial Yield

7.18%

BIDDING DEPOSIT

£3,500

ONLINE AUCTION DATE

16th December 2021



Laundrette at 291 Battersea Park Road, London, SW11 4LX

A laundrette investment for sale in local retail parade to neighbouring housing estates in Battersea. Currently producing £11,500 per annum

Bid1.

Property Summary

- A leasehold retail investment
- Currently trading as a laundrette
- Totalling about 696 sq ft on ground and first floors
- Suit investor
- Currently producing £11,500 per annum

Location

The property is located on the south side of Battersea Park Road close to the ABC Pharmacy, Battersea Library and Tesco. It has excellent transport links both over ground from Battersea Park Station and Queenstown Road Station, as well as numerous bus services into Wandsworth and on to central London. There is housing surrounding the unit and parking located to the front.

Description

A ground floor shop of about 48.1 sq m 518 sq ft and first floor ancillary storage of about 16.5 sq m (178 sq ft) (Source: VOA.gov.uk). The unit is trading as a laundrette and forms part of a local shopping parade.

Planning

Wandsworth Borough Council (020 88717620) www.wandsworth.gov.uk

VAT

VAT is not applicable



EPC

Please refer to the legal pack

Tenure

Leasehold for a term of 125 years from 26/05/1989 at a peppercorn ground rent.



Address	Accommodation	Tenancy	Rent per annum
291 Battersea Park Road	Ground floor 48.1 sq m 518 sq ft and First floor ancillary storage 16.5 sq m (178 sq ft)	20 years from 21/06/2016 to Messrs Traynor with a break clause in the 10th year	£11,500

These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidx1.com



Contact BidX1

Mat Harris

mat.harris@bidx1.com

+44 (0) 20 3929 8291