

GUIDE PRICE
£1,850,000

BIDDING DEPOSIT
£19,000

DIGITAL AUCTION DATE
29th June 2021

BY ORDER OF
Receivers



29 & 31 Queenstown Road, London, SW8 3RE

Two adjoining freehold retail and residential buildings arranged as two retail units and six flats in a popular south west London suburb

Bid1.

Property Summary

- Two adjoining freehold retail and residential buildings
- Arranged as two retail units and six flats
- Asset management opportunities
- Producing £96,000 per annum (plus two vacant flats)
- **On the instructions of James Liddiment and Paul Greenhalgh of Kroll Advisory Ltd acting as Joint Fixed Charge Receivers**

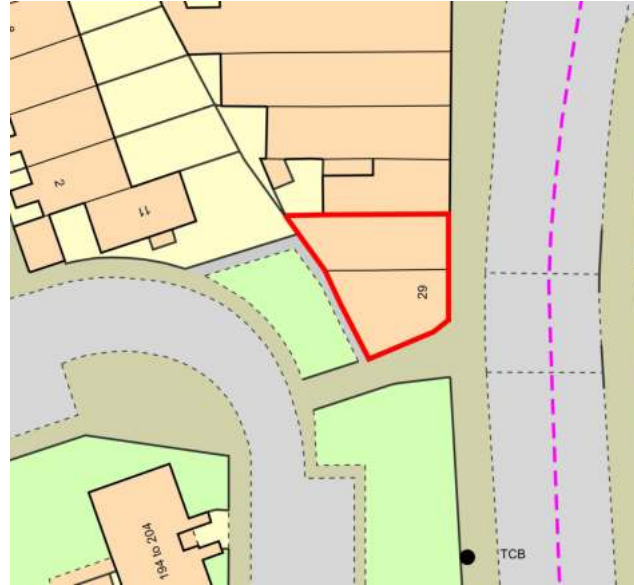
Location

Battersea is a popular suburb of south west London lying about 3 miles south west of central London. It can be accessed via the A3220 (Battersea Bridge Road), A3031 (Albert Bridge Road), A3205 (Battersea Park Road) and A3216 (Queenstown Road), which link with the A3 to the south and from there the M25 at junction 10. The area is well served by numerous bus routes as well as rail services from Wandsworth Road, Battersea Park and Queenstown Road railway stations providing regular services in to London Victoria and London Waterloo.

The property commands a prominent corner position on the west side of Queenstown Road and forms part of an established retail parade. As well as numerous independent retailers nearby occupiers include Sainsbury's Local, Tesco Express, Ladbroke's and Caffè Nero.

Description

Two adjoining terraced buildings (one end of terrace) of traditional construction beneath a mansard roof arranged as two ground floor retail units and six self contained flats.



VAT

Please refer to the legal pack

EPC

Please refer to the legal pack

Address	Floor	Accommodation	Tenancy	Rent per annum
29	Ground	Retail/ancillary 66.37 sq m (714 sq ft)	Let for a term of 5 years from 01/03/2019	£15,000
29a	First	3 bedroom flat 58.71 sq m (632 sq ft)	Let for a term of 3 years from 04/01/2021	£15,600
29b	Second	3 bedroom flat	AST	£20,400 (1)
29c (known as 31 ground floor rear)	Ground	1 bedroom flat	Vacant	£0
31	Ground	Retail/ancillary 39.55 sq m (426 sq ft)	Let for a term of 10 years from 15/12/2020	£9,000
31a	First	2 bedroom flat	AST	£18,000 (2)
31b	Second	2 bedroom flat	AST	£18,000
29-31c	Third	3 bedroom flat with roof terrace	Vacant	£0
TOTAL				£96,000

(1) The contracted rent is £25,200 but the rent quoted in the table above is a concessionary rent

(2) Rent is inclusive of bills

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