

GUIDE PRICE
£675,000

BIDDING DEPOSIT
£10,000

DIGITAL AUCTION DATE
27th April 2021



BY ORDER OF
Receivers



107-109 Wandsworth High Street, London, SW18 4HY

Freehold retail and residential investment part let to Ladbrokes and
£67,600 per annum

Bid1.

Property Summary

- Freehold retail and residential investment
- Part let to Ladbrokes Betting and Gaming Ltd (1)
- Part of an established and busy retail parade
- Popular south west London suburb
- Producing £67,600 per annum
- **On the instructions of James Liddiment and Paul Greenhalgh of Duff and Phelps acting as Joint Fixed Charge Receivers**

Location

Wandsworth is a popular suburb of south west London lying about 5 miles south west of Central London. It can be accessed via the A205 and A3, of which Wandsworth High Street forms part. The area is well served by numerous bus routes as well as rail and underground services at Wandsworth town station and East Putney Underground Station, both of which are a within a few minutes' walk.

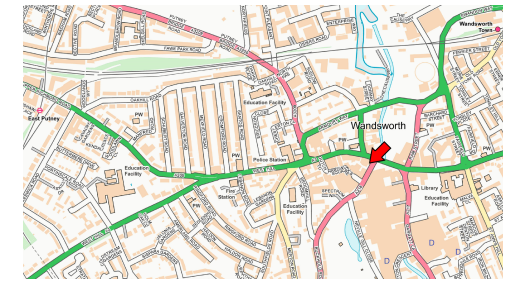
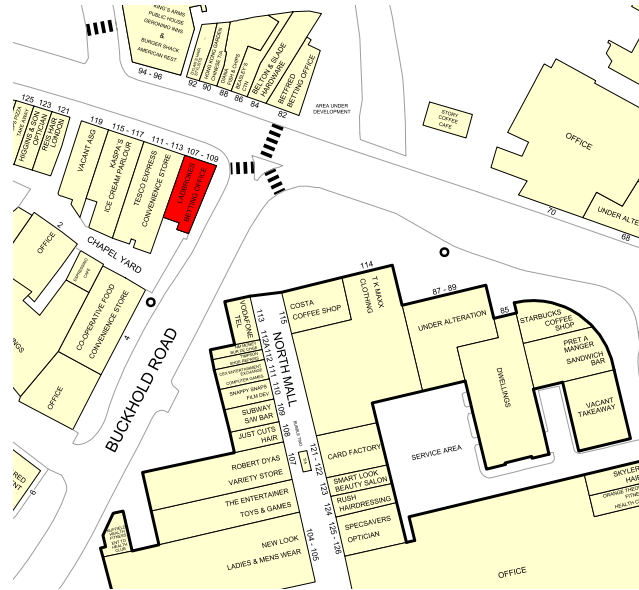
The property commands a prominent position on the south side of Wandsworth High Street at its junction with Buckhold Road. Tesco Express and the Southside Shopping Centre are both next door, with occupiers including TK Maxx, Costa, KFC, Boots, Cineworld and McDonalds.

Description

A prominent corner two storey building of traditional construction beneath a part pitched and part flat roof. The building is arranged as a ground floor retail unit with rear ancillary storage accommodation and a self contained two bedroom flat at first floor level, which is accessed from its own entrance on Buckhold Road. To the rear of the ground floor is a newly refurbished single storey office with glazed frontage to Buckhold Road incorporating a WC and kitchen.

Tenure

Freehold



VAT

Please refer to the legal pack

EPC

Please refer to the legal pack

Local Authority

Wandsworth Borough Council
020 8871 7620
www.wandsworth.gov.uk

Address	Floor	Accommodation	Size	Tenancy	RentPA
107-109 Wandsworth High Street	Ground	Retail	127.71 sq m (1,374 sq ft)	Let to Ladbrokes Betting and Gaming Ltd for 5 years from 24/06/2017 (1)	£28,000
Rear office (Buckhold Road)	Ground	Office Kitchenette WC	12.07 sq m (130 sq ft)	Let for 5 years from 20/12/2020	£9,600 (2)
107a Wandsworth High Street	First	Residential	Two bedroom flat	AST (refer to legal pack)	£30,000

TOTAL

£67,600

(1) The tenant trades from about 3,500 stores throughout England, Scotland and Wales under the Ladbrokes and Coral brands and for the year ending 31/12/2019 reported a turnover of £983.37 million, a pre-tax profit of £503.75 million and shareholders' funds of £1.19 billion (source: Companies House)

(2) There is a 6 month free period from the commencement date

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

Simon Bailey

simon.bailey@bidx1.com

+44 (0)20 3929 8403