8-12 Huguenot Place
Wandsworth SW18 2EW

LP LEWIS & PARTNERS

Prominent Retail Parade, in the affluent London Borough of Wandsworth

Investment Summary

- Located in the London Borough of Wandsworth.
- Situated in a prominent position on the south side of Hugeunot Place approximately 10 minutes walk from Wandsworth Town Station.
- A parade of five self contained retail units with 10 flats above (sold off).
- Multi let producing a total income of £111,300 per annum.
- Freehold.
- **Offers in excess of £1.45M (One Million Four Hundred and Fifty Thousand Pounds)** subject to contract and exclsuive of VAT.
- Attractive **net initial yield of 7.25%** after allowance for purchaser's costs of 6.08%.

Location and Situation

Wandsworth Town is located in south-west London in the London Borough of Wandsworth, benefitting from excellent transport links served by Wandsworth Town Railway Station (fastest journey time to Waterloo of 13 minutes) and Clapham Junction (fastest journey time to London Victoria of 6 minutes).

The property is situated in a prominent position on the south side of Huguenot Place (A3) in an affluent residential area, approximately 10 minute walk to Wandsworth High Street and the Southside Shopping Centre.

Description

8-10 Huguenot Place comprises a mansion block comprising five ground floor units and 10 residential units (sold off) at first and second floor levels with 2 self-contained entrances fronting Huguenot Place.

The Retail parade benefits from a total of 1,929 Sq Ft (179.21 Sq M) at ground floor level with individual units ranging from between 348 sq ft (32.33 sq m) and 459 sq ft (42.64 sq m) and let to Chesterton's, Savills, Lamour, Glitz & Glam and Chris Everett Framing.

For identification purposes only.

Tenure

Freehold.

Accommodation & Tenancy Schedule

The property is multi let and produces a current rent of £111,300 per annum, as set out in the below Accommodation & Tenancy schedule. The upper parts (10 residential units) are sold off on long leases with a minimum of 90 years unexpired with the exception of one unit expiring in December 2073 (51 years).

Property/Unit	Tenant	Area (sq m)	Area (sq ft)	Lease Start	Lease End	Annual Rent (£ pa)	EPC	Comments
8 Huguenot Place	Chris Everett	32.70	352	05/02/2016	04/02/2026	£17,250	D	Outstanding rent review from 04/02/2021.
9 Huguenot Place	Emilano Dushjku & Mingale Mazekatie	32.33	348	12/03/2019	11/03/2029	£22,500	F	Tenants option to break on 11/03/2024. Lease outside the 1954 acte.
10 Huguenot Place	Bakery Lamour Ltd	35.77	385	26/01/2018	25/01/2028	£22,500	E	Lease outside the 1954 act.
11 Huguenot Place	Chesterton Global Limited	35.77	385	27/01/2015	26/01/2025	£19,750	F	
12 Huguenot Place	Savills (UK) Ltd	42.64	459	20/09/1999	28/09/2021	£29,000	D	Tenant has agreed to a new 10 year lease subject to a tenants break in year 5 at the same rent. More information is available on request.
Flat 1 - 10	Various					£300		Sold off on long leases with a minimum of 90 years with the exception of one with a lease expiry of December 2073. Further information available on request.
Total		**179.21**	**1,929**			**£111,300**		

VAT

Value added tax will be applicable to the sale of this property.

Proposal

We are seeking offers in excess of **£1.45M (One Million Four Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT for our client's freehold interest in the above, reflecting an **initial yield of 7.25%** allowance for purchaser's costs of 6.08%.

Further Information

For further information contact sale agents:

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