

FREEHOLD RETAIL REVERSIONARY INVESTMENT



578 Kingston Road, Raynes Park SW20 8DR

- ◆ Entire 2 storey property.
- ◆ Ground Floor Retail: 1,190 sq ft (110.6 sq m).
- ◆ First Floor: 2 self-contained flats sold on 999 year leases with no ground rent.
- ◆ Retail let to Paul Fisher t/a Universal Flooring Limited, company no. 02816485.
- ◆ FRI 15 year term expiring in November 2033.
- ◆ Rent: **£20,500 per annum exclusive.**
- ◆ Upward only rent review in November 2028.
- ◆ Lease held inside the Landlord & Tenant Act.
- ◆ Sale Price: **£320,000 (Three Hundred and Twenty Thousand Pounds).**
- ◆ Advised not elected for VAT.
- ◆ Future residential opportunity STPP.

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