

# Lot 10, 11 Huguenot Place, Wandsworth, London,

SW18 2EN

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Virtual Freehold Retail Investment

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## Property Information

### Virtual Freehold Retail Investment

- Let to Chestertons Global Limited (CRN 05334580)
- Estate Agents arranged on ground floor and basement
- Prominently situated within an established local parade on South Circular Road (A205)
- Affluent South-West London suburb
- Close to Southside Shopping Centre where retailers include Five Guys, Wagamama, Pret A Manger, Cineworld, Decathlon and Uniqlo

#### Lot

10

#### Auction

30th March 2023

#### Rent

£23,500 per Annum Exclusive  
(2)

#### Sector

High Street Retail

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

1.5 miles west of Clapham Common, 5 miles south-west of Central London, 6.5 miles south-west of City of London

#### Roads

A3, A205, A214, A3220

#### Rail

Wandsworth Town and Clapham Junction Railway Stations

#### Air

London Heathrow Airport and London City Airport

### Situation

The property is located in an established retail parade within a popular and affluent retail and residential location in London Borough of Wandsworth. The property benefits from excellent transport links being 0.4 miles south of Wandsworth Town and 0.8 miles south-west of Clapham Junction Railway Stations respectively. The property is prominently situated on the south side of Huguenot Place (A205), close to Trinity Road (A214) and 0.5 miles east of Southside Wandsworth Shopping Centre where retailers include Five Guys, Wagamama, Pret A Manger, Cineworld, Decathlon and Uniqlo.

### Tenure

Virtual Freehold. Held for a term of 999 years at a fixed peppercorn ground rent.

### EPC

See Legal Pack

### Description

The property comprises an estate agent arranged on the ground floor and basement.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground Basement	Estate Agents/Ancillary Ancillary	63.88 21.96	(687) (236)	CHESTERTONS GLOBAL LIMITED (CRN 05334580) (t/a Chestertons) (2)	10 years from 27/01/2015	£23,500	(26/01/2025)
<b>Total Approximate Floor Area</b>		<b>85.84</b>	<b>(923)</b>			<b>£23,500</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([https://www.tax.service.gov.uk/business-rates-find/search?\\_ga=2.95983836.1113479513.1678285438-583597255.1671190025](https://www.tax.service.gov.uk/business-rates-find/search?_ga=2.95983836.1113479513.1678285438-583597255.1671190025))

(2) Chesterton was established in 1805 and is one of the UK's most enduring property brands. Today the business operates from a network of 31 offices providing clients with a full range of high quality property services including residential sales, lettings, property management, valuations and other property related matters. (Source: Chesterton Global Limited strategic report for the year ending 31st December 2021.. For the year ending 31st December 2021 Chestertons Global Limited (CRN 05334580) reported a turnover of £58,327,000, a pre-tax profit of £11,717,000 and a net worth of £1,452,000 (Northrow Company Report 07/03/2023)

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## Contacts

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September 2020