

# Lot 5, 74 Mitcham Road, Tooting, London, SW17 9NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



# Lot 5, 74 Mitcham Road, Tooting, London, SW17 9NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail and Residential Investment

- Comprises ground floor shop and 2 flats
- Entirely let to hair salon t/a Hairport until December 2027
- Important December 2022 rent review outstanding
- Affluent South West London suburb
- Busy and Prominent trading location
- Nearby occupiers include McDonalds, KFC, Subway, Sainsburys, Boots and Primark
- VAT Free investment

#### Lot

5

#### Auction

13th July 2023

#### Rent

£38,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

3 miles north-east of Wimbledon, 6 miles south-west of Central London

#### Roads

Tooting High Street (A24), A217, South Circular (A205)

#### Rail

Tooting Broadway (Underground), Tooting Station

#### Air

London City & London Heathrow

### Situation

Tooting is a busy and popular suburb and commuter area of South West London, six miles south-west of Central London and one mile from Wandsworth Common. The property is prominently situated in a corner position on the western side of Mitcham Road (A217) at its junction with Bickley Street some 200 metres away from Tooting Broadway Underground Station (Northern Line). Nearby occupiers include McDonalds, KFC, Subway, Sainsburys, Boots, Primark together with an eclectic mix of national retailers and local restaurants and cafes.

### Tenure

Freehold.

### EPC

Commercial D, Residential C and D

### Description

The property comprises a hair salon with treatment rooms on the ground floor together with a 1 bedroom flat on the first floor and a 2 bedroom flat on the second floor. The residential accommodation is separately accessed from the side of the property via Bickley Street.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six week completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 5, 74 Mitcham Road, Tooting, London, SW17 9NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Hair salon/Treatment Rooms	63.24	(680)	INDIVIDUAL	15 years from 25/12/2012	£38,000	25/12/2022 (2)
First	1 bed flat	35.02	(377)				
Second	2 bed flat	68.89	(741)				
<b>Total Approximate Floor Area</b>		<b>167.15</b>	<b>(1,801) (1)</b>			<b>£38,000</b>	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) Important December 2022 rent review remains outstanding.

# Lot 5, 74 Mitcham Road, Tooting, London, SW17 9NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



# Lot 5, 74 Mitcham Road, Tooting, London, SW17 9NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



# Lot 5, 74 Mitcham Road, Tooting, London, SW17 9NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



# Lot 5, 74 Mitcham Road, Tooting, London, SW17 9NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



# Lot 5, 74 Mitcham Road, Tooting, London, SW17 9NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)





# Lot 5, 74 Mitcham Road, Tooting, London, SW17 9NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Sharp & Rimmer

Hillhead

St. Mawes, Truro

Cornwall,

TR2 5AL

#### Ed Rimmer

01326 270 291

[ed@sharp-rimmer.co.uk](mailto:ed@sharp-rimmer.co.uk)

### Associate Auctioneers



#### Fisher German

21 Ironmonger Lane

London

EC2V 8EY

#### Oliver Deme

07884 414 909

[oliver.deme@fishergerman.co.uk](mailto:oliver.deme@fishergerman.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020