



6 Compass House Riverside West Wandsworth SW18 1DB

PART VACANT INVESTMENT OPPORTUNITY
Offers in the region of £720,000



LOCATION
Wandsworth
Riverside



FRONTAGE
Prominent



TRAIN
Links into Waterloo



TUBE
District line



CYCLE RACKS
On-site



PRICE
£720,000



RENT
£30,000 pa rental
income



USE CONSENT
Class E



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LOCATION:

Riverside West was developed by St George and is set on the banks of the River Thames, located on Smugglers Way. Wandsworth Town rail station is adjacent to the development, offering direct access into London Waterloo and Clapham Junction. The area is similarly well connected with local bus routes. The available office is surrounded by a selection of bars and restaurants including Virgin Active Gym, mini independent convenience stores plus the local amenities in Wandsworth Town all within close proximity.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²	PRICE
6 Compass House	1,461	136	£720,000

CONFIGURATION:

Unit 6a	845	79	Vacant Possession
Unit 6b	616	57	Rental Income

DESCRIPTION:

Compass House comprises a ground floor commercial unit located in a popular residential and commercial area forming part of Riverside West in Wandsworth.

Ground floor investment opportunity with vacant possession of unit 6a Compass House (845 sq.ft.) and subject to lease to Martin & Co (616 sq.ft.).

Held on a 999 year ground lease from December 2002 at a peppercorn (981 year unexpired).

6b Compass House is let to Martin & Co for A2 estate agency use for a term of 5 years from 1st July 2019 (expires 30th June 2024) at an annual rental of £30,000 pa exclusive.

TENURE:

999 year ground lease from December 2002 at peppercorn (981 year unexpired).

VAT:

Applicable

SERVICE CHARGE:

Approximately £3,463 pa

RATES PAYABLE:

Upon application.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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