



**387 Durnsford Road  
Wimbledon Park  
Wimbledon SW19 8EF**

RETAIL INVESTMENT WITH RESIDENTIAL  
GROUND RENT INCOME

Area: 530 FT<sup>2</sup> (49 M<sup>2</sup>)

Price: £187,500.00



LOCATION  
Wimbledon



FRONTAGE  
Prominent



PRICE  
£187,500



RENT  
Rental income



## 387 Durnsford Road Wimbledon Park Wimbledon SW19 8EF

### LOCATION:

The property is situated in a busy parade on Durnsford Road close to its junction with Gordondale Road in Wimbledon Park servicing the immediate surrounding area, other retailers include Sainsburys, a local Pharmacy, a number of fast food restaurants along with Lupo Bros a much loved Coffee Shop.

The area has a mixture of residential properties along with schools and other amenities. Public transport to the area is via Underground (District Line) at Wimbledon Park and a fast rail connection to Waterloo from Earlsfield Station, both within walking distance of the parade.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
387 Durnsford Road	530	49

### TENURE:

Freehold.

### RATES PAYABLE:

Upon application.

### VAT:

N/A

### EPC:

Available upon request

### SERVICE CHARGE:

N/A

### LEGAL COSTS:

Each party responsible for their own legal costs.

### DESCRIPTION:

The property is a mid-terrace three storey building comprising a ground floor retail unit with residential upper parts.

The upper parts comprise three, two bedroom flats along with a 1 bedroom property to the rear of the retail unit all having been sold on 125 years leases.

Tenancy details as per below (tenancy schedule available upon request).

Ground Floor retail premises:

A lease for a term of 5 years from 1st January 2017 subject to review as of 1st January 2020.

Current Rental : £7,500 per annum exclusive.

Estimated Rental Value : Circa £ 10,000 per annum.

Residential premises:

First Floor flat:

A lease for a term of 125 year lease from 1st January 2017.  
Current Ground Rent : £300.00 pa.

Second Floor flat:

A lease for a term of 125 year lease from 1st January 2017.  
Current Ground Rent: £300.00 pa.

Third Floor flat:

A lease for a term of 125 year lease from 1st January 2017.  
Current Ground Rent : £300.00 pa.

Garden flat:

A lease for a term of 125 year lease from 1st January 2017.  
Current Ground Rent : £300.00 pa.

All Ground rents subject to 25 yearly increases.



### CONTACT:

**Nick Coughlan**

020 8947 5050

[nick.coughlan@houstonlawrence.co.uk](mailto:nick.coughlan@houstonlawrence.co.uk)

[www.houstonlawrence.co.uk](http://www.houstonlawrence.co.uk)

[info@houstonlawrence.co.uk](mailto:info@houstonlawrence.co.uk)

### OFFICES:

#### WANDSWORTH

0207 924 4476

10 Enterprise Way  
SW18 1FZ

#### WIMBLEDON

0208 947 5050

11 Alexandra Road  
SW19 7JZ

MISREPRESENTATION ACT, 1967. Houston Lawrence for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact: any intending tenant or purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor, lessor or assignor does not make or give, and neither the firm or any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. VAT may be applicable to the terms quoted above.