

FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

255 SQ. M (2,756 SQ. FT) NIA APPROX.

6 UPPER TACHBROOK STREET, LONDON SW1V 1SH



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **FREEHOLD INVESTMENT OPPORTUNITY**
- **CURRENT TENANT HOLDING OVER**
- **RETAIL ELEMENT GENERATING £30,500 PA**
- **GROUND RENTS GENERATING £400 PA**
- **PROMINENT LOCATION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

6 UPPER TACHBROOK STREET, LONDON SW1V

LOCATION

The property is situated in the London suburb of Pimlico and on the west side of Upper Tachbrook Street, close to its junction with Vauxhall Bridge Road (A202). Upper Tachbrook Street forms a junction with Warwick Way to the south which is the primary retail street in the locality. Victoria station is approximately 200 metres to the north where national and underground rail services are found. Victoria Coach Station is also situated adjacent to the railway station providing regular coach services

DESCRIPTION

The property comprises a mid-terrace period property arranged over basement ground and three upper floors. The basement and ground floor are currently used as a retail shop, with residential flats above, which is separately accessed from the street. The ground floor retail unit is currently occupied by FARA Enterprises Limited

ACCOMMODATION

The property has an approximate net Internal Floor area of:-

Retail 109 sq. m (1,173sq. ft).

Residential

1st floor flat	56 sq. m	(600 sq. ft)
2nd floor flat	57 sq. m	(613 sq. ft)
3rd floor flat	34 sq m	(371 sq. ft)

TENURE

Freehold.

PRICE

OFFERS IN EXCESS OF £400,000
NO VAT IS APPLICABLE

INCOME

The ground floor is generating £30,500 per annum on a 10 year Lease commencing 15th December 2007. Ground Rents are currently generating £400 per annum. FARA Enterprises Limited are currently holding over.

BUSINESS RATES

2017 Rateable Value: £21,500

For confirmation of rates payable, please contact the business rates department of Westminster City Council

ENERGY PERFORMANCE RATING

Energy Rating: C (67)

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
Sneller Commercial
020 8977 2204
antony@snellers.com



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