

LOT 37

Wandsworth Fun House,  
Argento Tower, Mapleton Road,  
Wandsworth, London SW18 4GA

Reserve below  
£300,000

View opposite Property

6 WEEK COMPLETION



#### SITUATION

Located between the A217 Garratt Lane and A218 Buckhold Road opposite King George's Park within close proximity of Wandsworth High Street as well as being only yards from the new Filamants development (340 Private Apartments) and Southside Shopping centre being 6 miles south west of Central London.

#### PROPERTY

Comprising a **Ground Floor Childrens Nursery**.

#### ACCOMMODATION

**Ground Floor Nursery**  
GIA Approx 1,450 sq ft

#### TENURE

**Leasehold for a term of 108 years from 21 November 2008 at a current ground rent of £500 p.a.**

**VAT is payable in respect of this Lot**

#### TENANCY

The property is let on a full repairing and insuring lease to **HT Alliance Ltd as a Childrens Nursery** for a term of 10 years from 28th January 2013 at a current rent of **£30,000 per annum** exclusive.

**Rent Review and Tenant's Break 2018**



**£30,000 per annum**

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **NICHOLAS BORD**

#### VENDOR'S SOLICITORS

Stepien Lake – Tel: 020 7467 3030  
Ref: M. Thomas Esq – Email: mark.thomas@stepienlake.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts