



The property is on Wandsworth High Street and Putney Bridge Road in a densely populated mixed use area.

Occupiers close by include Jetts Gym, Kwik Fit and local boutiques, cafes, restaurants and retailers.

We are pleased to bring to market this excellent mixed-use property. The property is a modern, prominent corner building, comprising of 2 commercial units and 6 flats.

The two commercial units are let, generating a rental income of £39,000 and the flats pay a ground rent of £1,500.

The flats are sold off on 125 year leases.

PROPERTY SUMMARY :

- ❖ Freehold
- ❖ Desirable area
- ❖ £40,500 rental income
- ❖ Subject to VAT /can be a TOGC

Wandsworth is a popular borough in southwest London, neighbouring Lambeth, Fulham and Kensington. It is an affluent and vibrant residential area, with the added benefit of being close to the river Thames.

