REVERSIONARY COMMERCIAL INVESTMENT — FOR SALE

Yogahub, East Sheen

48 & 50 Sheen Lane, East Sheen, London, SW14 8LP

Income producing reversionary virtual freehold investment in East Sheen, comprising two self-contained high-street retail units trading as Yogahub.

YogaHub

TOTAL FLOOR AREA
1,825 sq ft
(919 Sq Ft & 906 Sq Ft)

ASKING PRICE
£790,000
£433 per sq ft

PASSING RENT
£52,800 per annum

ERV
£65,000 per annum

REVERSIONARY YIELD
7.89% NRY in 2029

TENURE
Virtual Freehold
Long leasehold with share of freehold

TERM CERTAIN
In excess of 5 years

Return frontage

Both leases outside LTA 1954

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COMMERCIAL

Yogahub, 48 & 50 Sheen Lane, London, SW14 8LP

Reversionary Commercial Investment – For Sale

DESCRIPTION

The investment comprises two self-contained ground floor retail units which form part of a larger residential building with separate access. Both of the units are let to the owners of Yogahub (a yoga studio business). Unit 50 benefits from a return frontage. The units also benefit from the use of the pavement in front of the units (which forms part of the demised title).

LOCATION

The property is located in the highly affluent neighbourhood of East Sheen and is situated on the east side of Sheen Lane close to its junction with St Leonards Road. The property benefits from being adjacent to the East Sheen Community Centre and car park.

ACCOMMODATION

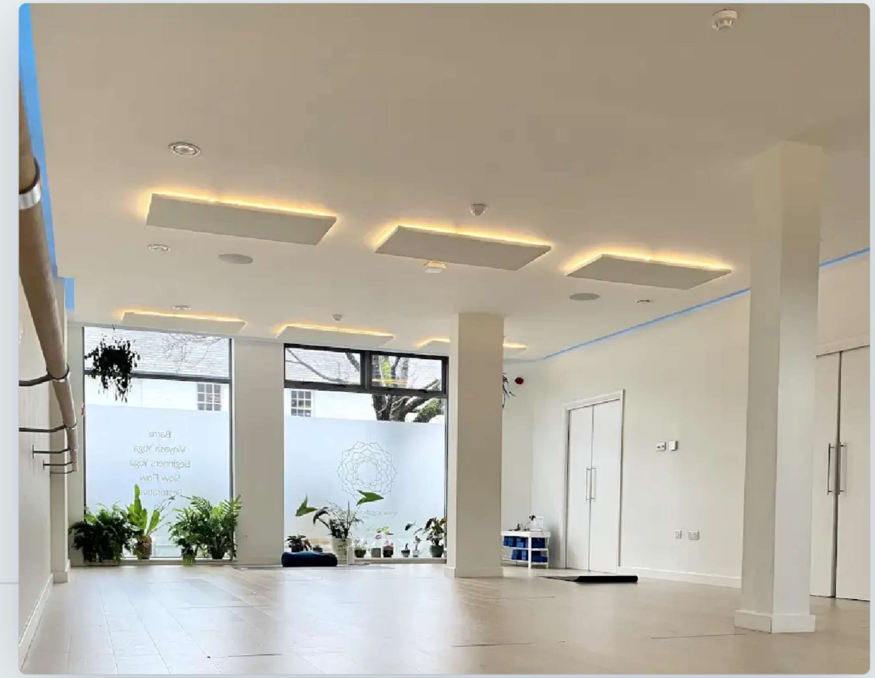
Unit	Type	sq ft	sq m	Rent	Rent/sq ft	Price
Unit 48	Retail	919	85.38	£26,400	£28.73	£395,000
Unit 50	Retail	906	84.17	£26,400	£29.14	£395,000
Total		**1,825**	**169.55**	**£52,800**	**£28.94**	**£790,000**

TENANCIES

Both units are let on full repairing and insuring leases (effective by way of service charge) expiring on 20 April 2032, at an annual rent of £24,600. There is an upwards only rent review on 21 April 2029. Both leases are contracted outside the 1954 Act.

TENURE

Long leaseholds (plus share of freehold) offered for sale by way of private treaty, subject to contract. Can be bought individually or as a single lot.



PROPOSAL

We are instructed to seek £395,000 for the long leasehold of each unit (£790,000 in total), which equates to a net initial yield of 6.51% and a potential net reversionary yield of 7.89% in 2029 (after purchasers costs of 2.72% (SDLT and Solicitor's fees).

VAT

The property has been elected for VAT and it is anticipated the sale will be treated as a Transfer of a Going Concern (TOGC).

LEGAL FEES

Each party to bear their own legal costs.

EPC RATING

B (44)

VIEWINGS

Inspections strictly by arrangement through the appointed joint agents.

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