For Sale

Yogahub

48 & 50 Sheen Lane, London, SW14 8LP

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

906 to 1,825 sq ft

(84.17 to 169.55 sq m)

- Reversionary rents (likely in excess of 7.89% NRY in 2029)
- Passing rent: £52,500 per annum
- ERV of £65,000 per annum
- Price of £790,000 for long leasehold with share of freehold
- Term certain in excess of 5 years
- Return frontage
- Both leases contracted outside the LTA 1954

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

Summary

Available Size	906 to 1,825 sq ft
Price	Offers in the region of £790,000 for two income producing units (@£375,000 each).
VAT	Not applicable. VAT elected property, but to be sold as a TOGC
Legal Fees	Each party to bear their own costs
Estate Charge	Upon request
EPC Rating	B (44)

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) on leases expiring on 20 April 2032. 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. Nearby occupiers include Mathnasium as well as the major retailers on Upper Richmond Road West (the South Circular)

Accommodation

The accommodation comprises two ground floor units:

Name	sq ft	sq m	Availability
Unit - 48	919	85.38	Let
Unit - 50	906	84.17	Let
Total	**1,825**	**169.55**	

Viewings

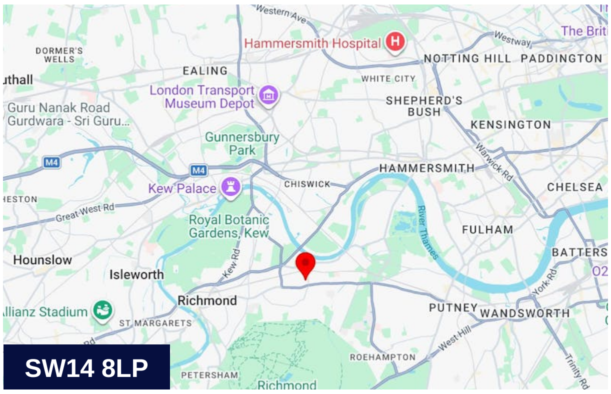
Viewings by arrangement through the joint sole Agents.

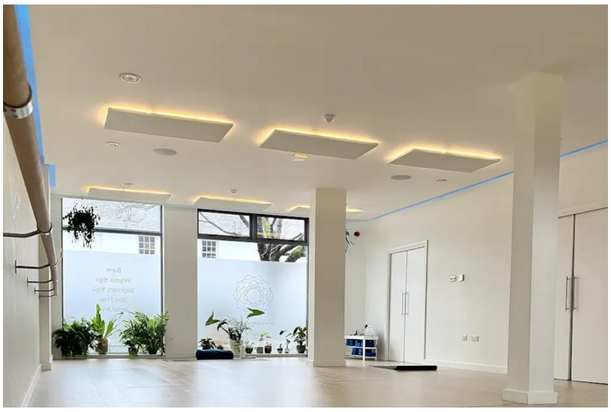
Terms

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). An acquisition at this level 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).





Viewing & Further Information

Richard Farndale
020 8940 2266 | 077 8936 5304
r.farndale@martincampbell.co.uk

David Keates
020 8940 2266 | 07879 965 525
D.Keates@martincampbell.co.uk