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Battersea Reach

SW18

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# Battersea Reach SW18

Commercial  
investment  
for sale

**3,106 sq. ft.**  
Ground floor fronting York Road



# For sale

## Battersea Reach SW18

Commercial investment opportunity  
Prominent location fronting York Road



999-year long leasehold.



Riverside development within walking distance of Clapham Junction and Wandsworth Town stations.



Let to Fortis Animus Ltd, trading as Shredquarters.



Passing rent £80,000 per year (£26.00 per sq. ft.).



Prominent frontage.



Ground floor 3,106 sq. ft.



Offers in excess of £895,000.



EPC B.

Get in touch

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# Battersea Reach

Unit 43, Block M&N, London SW18 1QS

## Location:

Battersea Reach is located near major road links via A3, South Circular (A205) and A24. The scheme is five minutes walk from Wandsworth Town Railway Station and is a short distance from London Heliport. Excellent connections via Wandsworth Town station giving quick access to Waterloo and Central London.

Battersea Reach is home to several other exciting and high-profile tenants, including Mindful Chef, Chelsea Upholstery, Farr Vintners and BoConcept.

## Price:

Offers in excess of £895,000

An asking price of £895,000 reflects a net initial yield of 8.37%, allowing for standard purchasers costs of 6.8%.

## VAT:

The property is elected for VAT. However, it is anticipated that the sale of the property will be treated as a Transfer of a Going Concern (TOGC).

## Use class:

Class E within the use class order.

## Unit 43 Battersea Reach:

Self-contained ground floor unit extending to a total area of approximately 3,106 sq. ft.

Fronting on to York Road and into the Battersea Reach development.

## The tenant:

Currently let to Fortis Animus Limited, trading as Shredquarters for a term of 15 years from 08/06/2023.

The passing rent is £80,000 per annum, exclusive with rent reviews every 5 years of the term.

There is a tenant only break clause at the expiry of the 7th year of the term.

The lease is outside the Landlord and Tenant Act 1954 part II.

There is a rent deposit of £24,000.

## Tenure:

Balance of a 999 year Long Leasehold with a fixed ground rent of £50pa.

## Legal costs:

Each party to be responsible for their own legal costs.

## AML:

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

## Contact:

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## Offices:

### Wandsworth

0207 924 4476  
10 Enterprise Way  
SW18 1FZ

### Wimbledon

0208 947 5050  
11 Alexandra Road  
SW19 7JZ

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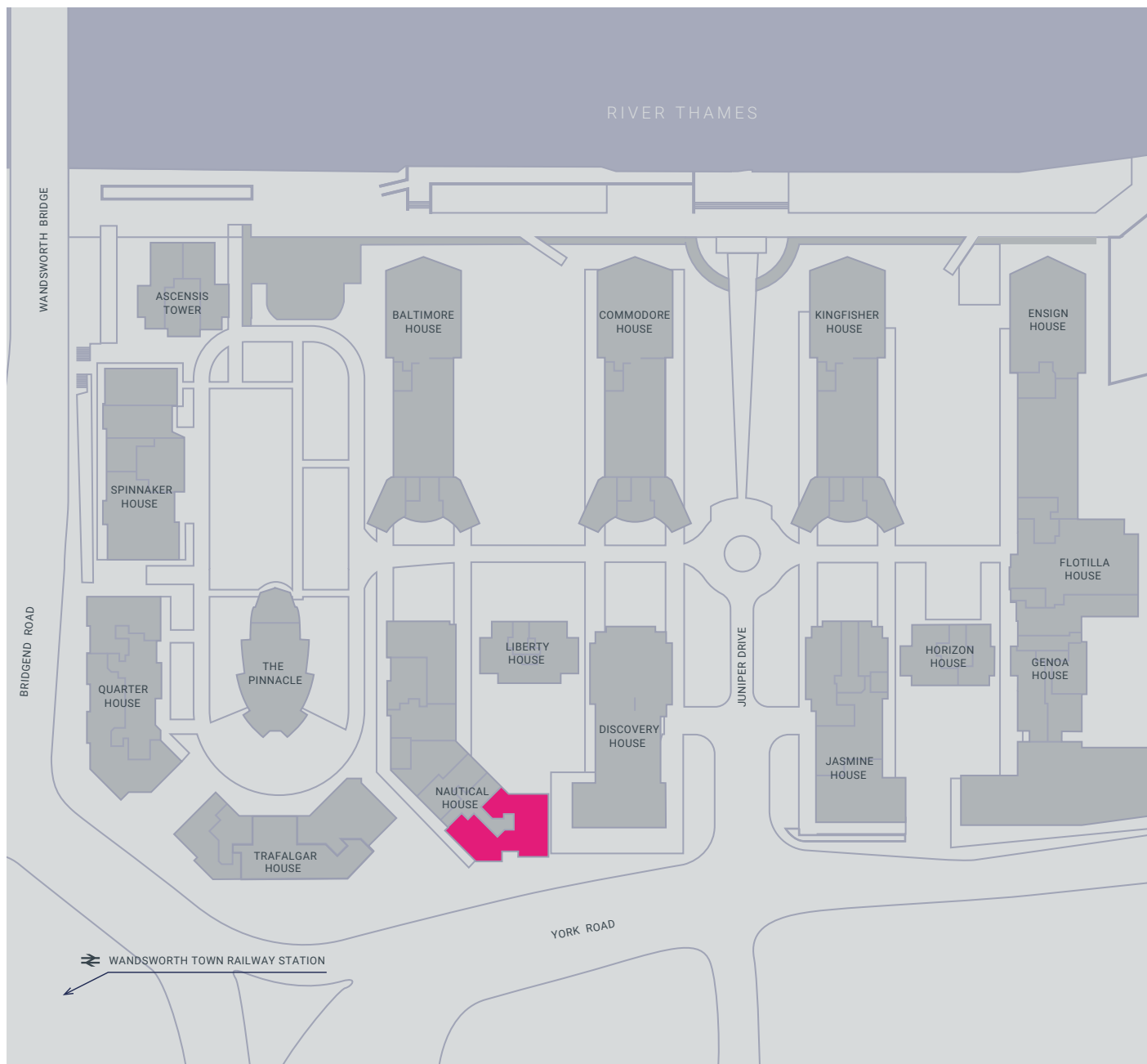
## Get in touch

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## Investment Sale



**Nautical House**  
Battersea Reach  
Block M&N

### Local on-site occupiers:

Mindful Chef  
Yue Float  
Tesco Express  
Edible Kitchen  
Cake Boy  
The Waterfront (Youngs Pub)  
BoConcept  
Far Vintners  
BBO Dance

### On-site amenities:

Gym  
Caserta Deli  
Gastropub  
Tesco Express  
Gourmet Libanais  
Edible Kitchen and Café



Investment  
Sale





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