



2 Clyde House, 14 Osiers Road, Wandsworth, SW18 1NL

**LONG LEASEHOLD INVESTMENT | GROUND FLOOR B1 UNIT |
CURRENT INCOME £15,000 pax.**

FOR SALE

Area: 816 FT² (76M²) | Price: £375,000

LOCATION:

Forming part of a mixed-use scheme, Clyde House is situated on Osiers Road, positioned to the right of Sainsbury's Local.

With excellent transport links, Wandsworth Town mainline station provides direct access to Vauxhall, Waterloo and Victoria via Clapham Junction. East Putney underground station (District line) is approximately 10-15 minutes walk away.

RB6 River Bus service to Chelsea Harbour and Embankment from Riverside Quarter Point Pleasant is available as well as access to the Santander cycle hire docking station situated next to the development on Osiers Road.

The recently developed South Side Shopping centre is within walking distance offering numerous retail and leisure facilities. Putney High Street and its wide variety of shops, restaurants and waterside bars are similarly within close proximity.

2 Clyde House, 14 Osiers Road, Wandsworth, SW18 1NL

DESCRIPTION:

The unit extends to gross internal floor area of approximately 855 sq ft (79.46 sq m) and forms part of a successful mixed-use redevelopment by Barratt Homes.

The property situated on Osiers Road, the area benefits from a mixture of both residential and commercial properties and offers a range of local shops and restaurants, all within close proximity.

Floor plans and copies of the head-lease and sub-lease are available upon request.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	816	76
TOTAL	816FT²	76M²

AMENITIES:

- Investment Opportunity
- Part of Mixed-Use Scheme
- Riverside Development Location
- East Putney Station - 10 - 15 mins Walk
- Wandsworth Town - 8 min Walk
- Good Rental Growth Prospects

TENURE:

The property is offered by way of the unexpired portion of a 999 (TBC) year headlease dated 19 June 2015, subject to an occupational sub-lease.

The unit is let to Wild Wood London Ltd (www.wildwoodlondon.co.uk) for a term of three years from 23 December 2015 expiring 22nd December 2018. The sub-lease is contracted out of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

Current Income - £15,000 pa.

ASKING PRICE: £375,000

RATES PAYABLE: TBA

SERVICE CHARGE: TBC

VAT: Applicable.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

George Rowling
Houston Lawrence
0207 801 9027
george.rowling@houstonlawrence.co.uk