

7 - 9 Ross Parade

Wallington, SM6 8QG

A rarely available unbroken freehold mixed-use income producing investment for sale.

GUIDE PRICE | £1,750,000

3
Commercial units

6
Residential flats

£137,400
(ERV)

£124,200
Current annual income

INVESTMENT OPPORTUNITY





The Opportunity

The property comprises a substantial mixed-use block incorporating three commercial units at ground-floor level together with six residential flats.

The residential accommodation is arranged over ground, first and second floors. Two of the commercial units are let to catering operators.

The property has under-croft access to a service road to the rear over which third parties have beneficial rights of way. The property offers a reasonably secure spread of income from both commercial and residential property.

The commercial element comprises three shop fronted units, two of which are currently occupied. The third commercial unit is currently vacant and being actively marketed to let. The residential accommodation comprises six self-contained flats.

The property offers a well-balanced mixed-use investment, with a combination of longer-term commercial leases and residential rental income.


JERK FLAMES
PIZZA & SMASH
SMART NEWS & STORES
SOURDOUGH
PIZZA
LOADING ONLY

LOCATION

In the Heart of Wallington

The property occupies a position fronting Ross Parade, an established local parade situated just off the principal thoroughfare within Wallington town centre. The location benefits from a varied mix of occupiers, combining recognised national and multiple operators, including Travis Perkins, Cuppa Chaii and Wetherspoons.

Ross Parade benefits from convenient short stay parking bays immediately outside of the property., supporting passing trade and providing ease of access for customers and visitors. The property is also within 0.1 miles to Wallington Railway Station, providing regular rail services and further enhancing the accessibility of the location.

The surrounding area provides a well-established and varied commercial environment, with Wallington town centre offering a good mix of retail, food and beverage, leisure and service operators. The wider area is a densely populated residential catchment. The combination of local amenities, transport links and established occupier mix makes the area an attractive and accessible location for both commercial and residential occupation.




mimosa nails
DRY CLEANERS
JERK FLAMES
JERK FLAMES

TENANCIES

Accommodation	Business Rates / Council Tax	EPC	Annual Income & Tenancy Information
7 Ross Parade, Wallington Catering unit 61.14 m2 (658 ft2) approx.	Rateable value **£8,600**	Band D Score 80	**£17,000 paid monthly** 15-year lease. Expires in September 2040 with five-yearly rent reviews. Next review: September 2030.The lease is held in a personal name. There is a deposit of £8000 held by the landlord.
8 Ross Parade Catering unit 43.78 m2 (471 ft2) approx.	Rateable value **£5,500**	Band C Score 62	**£16,000** 15-year lease. Expires in March 2041 with five-yearly rent reviews. Next review: March 2031. The lease is held by Zurain Catering Ltd (16178116). There is a deposit of £8000 held by the landlord.
9 Ross Parade Lock-up shop 41.57 m2 (447 ft2) approx.	Rateable value **£10,750**	Band C Score 69	**VACANT** ERV (Estimated Rental Value) £13,200 PAX
8A Ross Parade Studio flat	Council tax **Band B**	Band E Score 45	**£11,700** A £1,125.00 deposit is held within the TDS.
8B Ross Parade Two-bedroom flat	Council tax **Band C**	Band D Score 65	**£18,000** Reposit scheme used.
8C Ross Parade Two-bedroom flat	Council tax **Band C**	Band C Score 71	**£18,600** A £1,670.00 deposit is held within the TDS.
Flat 1, 9A Ross Parade * One-bedroom flat	Council tax **Band B**	Band D Score 68	**£13,500** A £950.00 deposit is held within the TDS. * Not inspected
Flat 2, 9A Ross Parade One-bedroom flat with balcony	Council tax **Band B**	Band C Score 70	**£15,000** A £1,380.00 deposit is held within the TDS.
Flat 3, 9A Ross Parade* One-bedroom flat	Council tax **Band A**	Band D Score 68	**£14,400** A £1,325.00 deposit is held within the TDS. *We understand that the tenant has given notice to end the tenancy.
TOTAL ANNUAL INCOME			**£124,200 per annum** **£137,400 ERV**

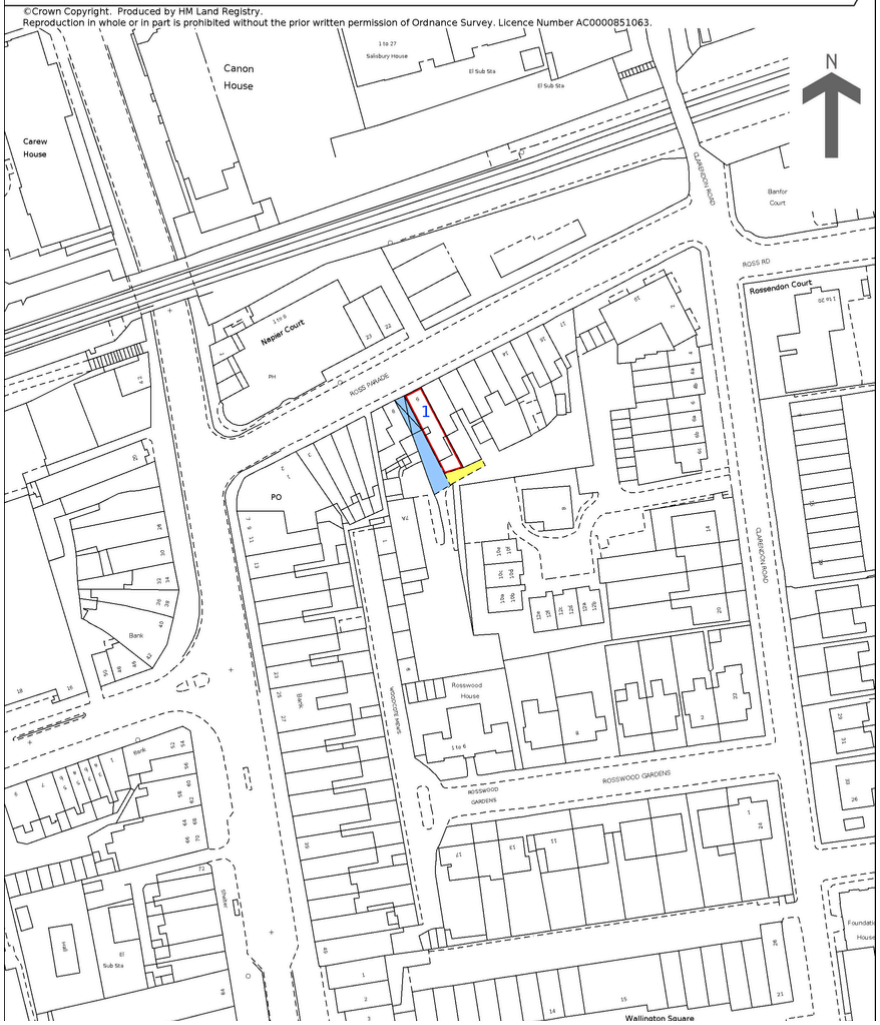
*** Interested parties should make enquires of the local authority regarding use, business rates / council tax and planning prior to offer.**

*** We are advised that the residential elements benefit from Goodlord landlord rent protection and legal expenses insurance policies.**

TITLE PLANS

HM Land Registry
Official copy of title plan

Title number **SGL194981**
Ordnance Survey map reference **TQ2863NE**
Scale **1:1250**
Administrative area **Sutton**



HM Land Registry
Official copy of title plan

Title number **SGL489522**
Ordnance Survey map reference **TQ2863NE**
Scale **1:1250**
Administrative area **Sutton**





Tenure

The property is held under two Freehold titles which are to be sold subject to the occupational tenancies and commercial leases:

7 & 8 Ross Parade: (SGL489522)

9 Ross Parade: (SGL194981)

Price

£1,750,000 (One million, seven hundred and fifty thousand pounds) representing a gross yield of 7.85% at the ERV and 7% at the current income.

FURTHER INFORMATION



FURTHER INFORMATION




HOLOGIC


VITAL PROTEINS
COLLAGEN PEPTIDES
FAIRY





FURTHER INFORMATION




HAPPY


SUGAR





FURTHER INFORMATION



VAT

We are advised that the property is not elected to VAT

CONTACT

Franco Migliore
Agency Director

Enquiries@hnfproperty.com
0208 769 0161

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.