



**STIRLING  
ACKROYD**

**FOR SALE**

**364 Garratt Lane,  
London, SW18 4ES**

**2,033 sq ft**

**Mixed use investment  
opportunity - South West  
London, SW18**

**Lenny Dartin**  
CAFE

BRUNCH COFFEE



**VIDEO TOUR**

**stirlingackroyd.com**



---

## Description

The mixed use building is configured as one commercial unit divided over ground and basement floors, three flats on the upper floors and a rear yard. Please note, the first floor flat is sold off on a long leasehold (with nil ground rent).

The freehold sale benefits from the remaining two flats which are currently occupied by tenants on ASTs, comprising: 1 x one bedroom flat on the second floor and one x studio flat on the third floor. As well as the commercial unit, currently used as a residential estate agency - trading as Stirling Ackroyd.

The current Income comprises; The rear yard generates an annual rent of £5,849 per annum, rising in line with RPI every three years until the end of lease in 2034. (Next review is in June 2026).

The current residential income (let on ASTs) comprises 1 X one bed flat producing £11,400 per annum plus 1 x studio flat producing £11,700 per annum. The total residential income is £23,100 Commercial lease summary - Annual Rent £28,000 until November 2025, then rising to £29,000 per year until the lease expiry in Nov 2027.

The total income for this asset is £56,949 per annum. Sale price: £950,000, 6 per cent Gross yield, before purchaser costs.

---

## Location

The building is located on Garratt Lane, close to the junction with Magdalen Road. The local authority is London Borough of Wandsworth.

Garrett Lane (A217) is a thriving commercial location and benefits from a diverse range of independent and national brands including Sainsburys, Gails Bakery, KFC, Headmasters and Oxfam. Earlsfield Railway Station (Zone: 3) is located very close to the building. Wimbledon Park Station (District Line Zone: 3) and Southfields Station (District Line, Zone: 3) are also close by.

---

## Key points

- Total space - 2,033 square feet
- Second floor residential unit - 501 square feet
- Third floor residential unit - 372 square feet
- Sale Price £950,000
- Retail and residential Investment sale
- 6 Gross yield
- Commercial unit, rear yard plus two residential units
- Attractive South West London location





---

## Accommodation

Name	sq ft	sq m	Availability
3rd - residential flat	372	34.56	Available
2nd - residential flat	501	46.54	Available
Ground	580	53.88	Available
Basement	580	53.88	Available

---

## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
ikhan@stirlingackroyd.com

---

## Rents, Rates & Charges

Price	£950,000.00
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (55)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 19/04/2024