

Offered for Sale: Mixed Use Property Investment : London



348 Kennington Lane,
London,
SE11 5HY

GUIDE PRICE:
POA

Middleton Barton Valuation are instructed to offer for sale a rental investment Opportunity;

- A rental investment opportunity for 6 single occupancy dwellings with a retail unit on the ground and basement floors.
- The property produces a total of £119,640 per annum.
- The retail unit is currently let by Capital QSR Limited on behalf of a KFC Franchise for £45,000 per annum with 5 yearly upward only rent reviews
- The 6 single occupancy dwellings are currently fully let and make £74,640 per annum in rental income.

MANCHESTER

Suite 417
Blackfriars House
St Mary's Parsonage
Manchester
M3 2JA

T: +44 (0)161 217 2727
E: tom@middletonbarton.com

LONDON

35 Berkely Square
Mayfair
London
W1J 5BF

T: +44 (0)20 7692 5715
E: neil@middletonbarton.com

GLASGOW

Centrum Building
38 Queen Street
Glasgow
G1 3DX

T: +44 (0)141 478 0732
E: damian@middletonbarton.com



mbvaluation.com

Offices also at: Dubai, Seoul, Phnom Penh & Kuala Lumpur

Location

The property is situated in the London district of Kennington. Kennington is a centrally located district lying south of the River Thames close to Vauxhall Bridge. Kennington predominantly lies within the London Borough of Lambeth.

Description

The property currently comprises 6 small single occupancy self-contained flats arranged over 3 floors and a restaurant/retail unit to the ground floor.

Tenancies

The property currently makes £74,640 per annum, from the 6 single occupancy dwellings, and an additional 45,000 per annum on an 5 yearly upward only rent review bases, from the Restaurant on the ground and basement floors of the building. The total rental income is £119,640.

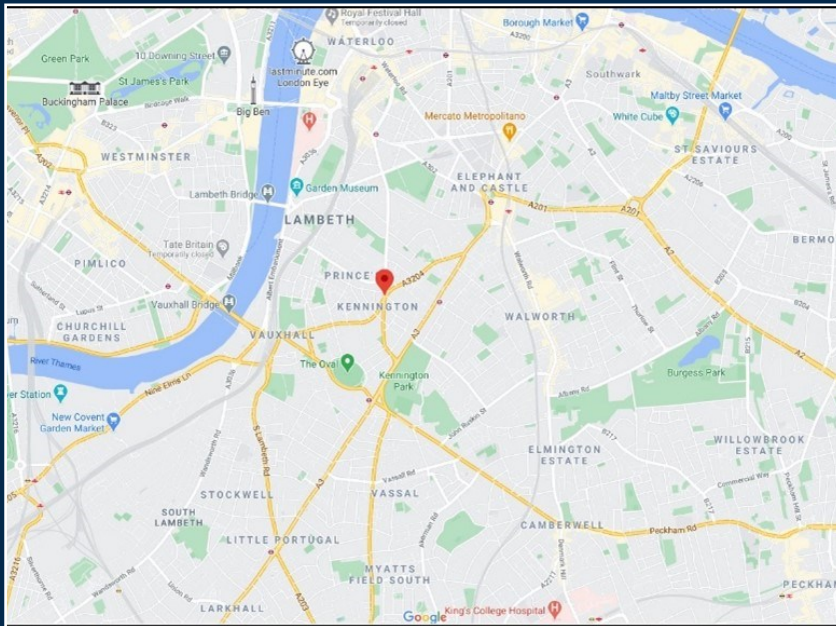
The restaurant is currently let to Capital QSR Limited and is occupied by KFC who have assumed the responsibility for maintaining and redeveloping the restaurant floors, lease details can be provided upon request.

Tenure

Freehold.

Further Information:

Contact Tom Duckworth on 0161 2172727 or Email: tom@middletonbarton.com.



Important Notice:

These property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value.

Neither Middleton Barton Asset Valuation Limited, nor anyone in its employment or acting on its behalf, has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.