

Upon Application

A1 SHOP

LONG LEASEHOLD FOR SALE – 95 YEARS UNEXPIRED WITH A GROUND RENT OF £5 PER ANNUM.

12 UPPER TACHBROOK STREET



892 Sq Ft (82.87 Sq M)

LOCATION

The property is located on the west side of Upper Tachbrook Street, a short distance to the south from its junction with Vauxhall Bridge Road. The property is located directly opposite the relevantly new Tachbrook Triangle Development and nearby occupiers include, William Hill, Subway, Rippon Cheese and Tesco. Victoria mainline and underground stations can be found a short distance to the north.

DESCRIPTION

The premises comprise a large mainly open plan sales areas on the ground floor with a net frontage of approximately 19 feet. The lower ground floor provides a small storage area.

020 7222 5511

www.tuckerman.co.uk

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London
SW1H 9JA

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enquiries@tuckerman.co.uk

Tuckerman Commercial Limited for themselves and for the vendors or lessors of this property, whose agents Tuckerman Commercial Limited are, give notice, that: 1. These particulars do not form any part of any offer or contract. 2. They are intended to give a fair description of the property, but neither Tuckerman Commercial Limited nor the vendors or lessors accept responsibility for any error they may contain, however caused. Any intending lessee or purchaser must satisfy themselves by inspecting or otherwise as to their correctness. 3. Neither Tuckerman Commercial Limited nor any of their employees has any authority, to make or give any further representation or warranty whatever in relation to this property. 4. All terms quoted are exclusive of Value Added Tax. 5. All floor areas are approximate.



ACCOMMODATION

The approximate net internal floor areas are:-

<u>FLOOR</u>	<u>DESCRIPTION</u>	<u>SQ FT</u>
Ground	Sales	742
Lower Ground	Store	150

LEASE

A Long leasehold for sale, 95 years unexpired.

PRICE

We are guiding a price of £425,000, for the benefit of our clients long leasehold interest.

RATEABLE VALUE

The rateable value under the 2010 list is £26,750 per annum. We therefore estimate the rates payable to be in the region of £11,000 per annum.

VIEWINGS

By prior appointment through sole agents Tuckerman.



Energy Performance Certificate HM Government
 Non-Domestic Building

12, Upper Tachbrook Street
 LONDON
 SW1V 1SH

Certificate Reference Number:
 0798-9845-5130-8000-4203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A 9-23
 B 26-50
 C 51-75
 D 76-100
 E 101-125
 F 126-150
 G Over 150
 Less energy efficient

217 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 76
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 275.52

Benchmarks

Buildings similar to this one could have rating as follows:
 31 if newly built
 82 if typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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