



COMMERCIAL INVESTMENT WITH FREEHOLD GROUND RENT  
**OFFERS OVER £175,000 FREEHOLD**  
74 MOYSER ROAD, FURZEDOWN, SW16 6SQ.





- ATTRACTIVE CORNER RETAIL UNIT - LET
- PRODUCING £12,000 PER ANNUM
- PART GF & FF MAISONETTE SOLD OFF
- GROUND RENT INCOME £150.00 PA DOUBLING
- GARAGE/STORAGE UNIT WITH COMMERCIAL UNIT

### Location

The property is situated on Moyser Road, in the heart of Furzedown, a popular and sought-after residential area within the London Borough of Wandsworth. Moyser Road forms part of a well-established local parade serving the surrounding community, with a mix of independent shops, cafés, and local services.

The area benefits from strong transport connections, with Streatham Common, Streatham, and Tooting mainline stations all within approximately 10–15 minutes' walk, providing regular services into London Victoria, London Bridge, and other central London destinations. Several bus routes also operate nearby, connecting Furzedown with Balham, Tooting Broadway, and Streatham High Road.

### Description

The property comprises a ground floor and basement commercial unit forming part of a traditional period terrace within a well-established local parade in the heart of Furzedown, SW16. The building occupies a prominent corner position, benefiting from a wide return frontage onto Ribblesdale Road, providing excellent visibility.

The ground and basement floors are arranged to provide a retail unit with ancillary storage and a garage/store to the rear. The accommodation is versatile and would suit a range of commercial occupiers, subject to the necessary consents.

In addition, there is a split-level maisonette arranged over part of the ground and first floors at the rear of the property, which has been sold off on a long leasehold interest.

### User

We believe the premises fall under Class E & C3 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC

The Ground floor retail premises has an EPC rating of D (78). A copy of the EPC is available on request.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	33.22	358
Basement	35.66	384
<b>Total</b>	<b>68.88</b>	<b>741</b>

### Tenancies

Retail Unit - Term of 10 years expiring 26/05/2035. Mutual break at 26/05/2030. CPI linked rent review on the 5th anniversary subject to a cap of 3% and collar of 1%. Current passing rent £12,000 per annum.

Residential unit - 125 years from 24/06/1990, therefore approx. 90 year remaining. Current ground rent of £150.00 per annum doubling to £300.00 in 2040 and being capped at £600.00 from 2065 until expiry.

Total: £12,150.00 per annum (Currently)

### Terms

Offers are invited in excess of £175,000. A purchase at this level will show a NIY of 6.84% after allowing for purchaser standard cost of 1.54%.

### Tenure

Freehold subject to the existing leases.

### Local Authority

London Borough of Wandsworth

### Legal

Each party to bear its own legal costs.

### VAT

The property has not been elected for VAT.

### AML

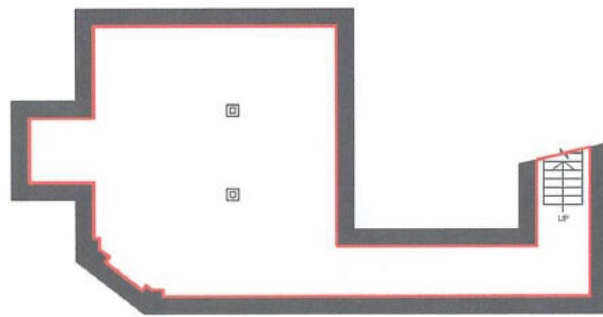
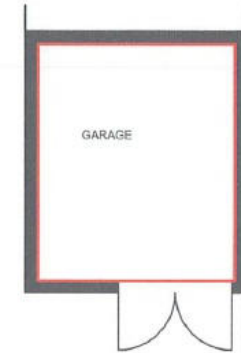
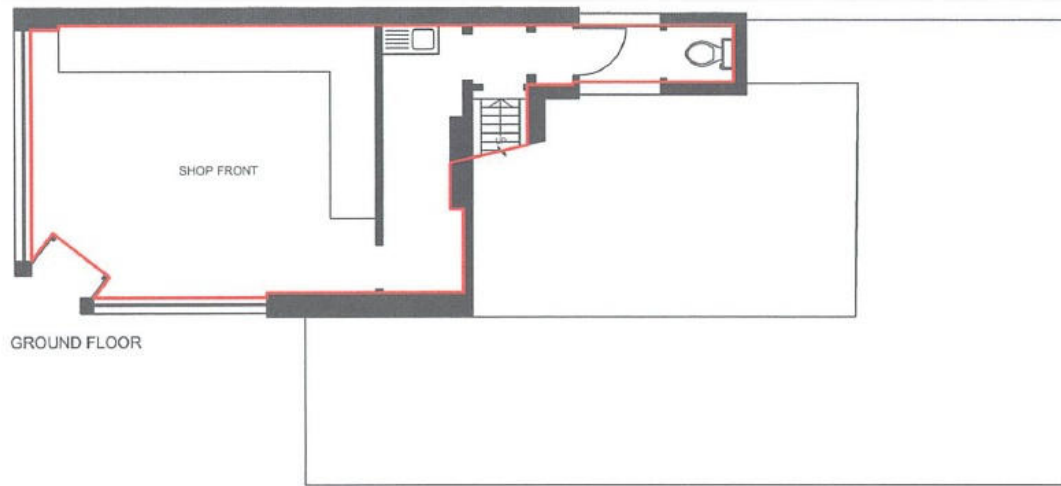
In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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RETAIL PLAN - NOT TO SCALE  
FOR IDENTIFICATION PURPOSES ONLY



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Location Plan 1:1250



74 MOYSER ROAD, LONDON SW16 6SQ  
DRAWING NO. 3225/01 SCALE 1:100, 1:1250 @ A4  
JUNE 2009

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors - 0208 748 6644.

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