

**CHARRINGTON BOWL, KINGSTON ROAD, TOLWORTH KT5 9PB**



**Description**

The property trades as the Charrington Bowl and comprises a 32 lane bowling alley predominantly arranged on first floor with a total gross internal area of approximately 31,600 sq ft.

**Tenancies**

The property is let to Original Bowling Company Ltd (previously AMF Bowling UK Ltd) with a guarantee from Bowling Acquisitions Holding Ltd for a term of 20 years from 10<sup>th</sup> August 2010 at a rent of £261,000 pa.

The rent is subject to five yearly upward only reviews with the first review to the higher of £295,297 per annum or OMV, the second review to the higher of 2.5% compounded or OMV with the subsequent review being to rental value only.

**Tenure**

Freehold.

**Price**

£3,325,000

**Yield**

7.43% rising to a minimum of 8.4% in 2015.

**Transaction**

Acquired on behalf of the MC Income Plus Fund, a client fund of Mayfair Capital Investment Management.