

HEALTHCARE
INVESTMENT OPPORTUNITY

BUCKHOLD ROAD, SW18 4WW

UNIT 3 THE
FILAMENTS
WANDSWORTH



INVESTMENT SUMMARY

- Wandsworth is undergoing a £1 billion town centre regeneration, enhancing its appeal as a thriving and dynamic location.
- Wandsworth is an affluent area with a village atmosphere and excellent transport links, including Wandsworth Town station and East Putney (District Line).
- The property comprises a ground floor commercial unit totalling 5,533 sq ft (514 sq m) and benefitting from a prominent, full-height glazed frontage onto Buckhold Road.
- Let to Community Health & Eyecare Limited, an NHS-backed tenant, with a lease expiry of 8th September 2034.
- Passing rent of £150,000 per annum (£27.11 p.s.f.).
- The lease provides an attractive unexpired term of 4.42 years to break and 4.42 years to expiry.
- The property benefits from consented planning permission for a 9-bed apart hotel under planning application number 2024/2293.
- Held on a virtual freehold basis.

WE HAVE BEEN INSTRUCTED TO
SEEK OFFERS IN EXCESS OF

£1,950,000

(One Million Nine Hundred and Fifty Thousand Pounds), Subject to Contract & Exclusive of VAT, reflecting a **Net Initial Yield of 7.24%** allowing for graduated purchaser's costs of 6.26%.



LOCATION

THE FILAMENTS IS A MIXED-USE DEVELOPMENT SITUATED ALONG BUCKHOLD ROAD, IN THE HEART OF WANDSWORTH.

Buckhold Road is a main arterial road to Wandsworth Town centre and links directly to Wandsworth High Street. The development occupies a prominent position adjacent to the recently extended Southside Shopping Centre.



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WANDSWORTH TOWN

10 MINUTE WALK



EAST PUTNEY

15 MINUTE WALK

TRANSPORT

This location is well serviced by transport links. Wandsworth Town Station is less than a 10 minute walk from the development, providing direct access to both Clapham Junction (Overground and National Rail Lines) and Waterloo (Bakerloo, Jubilee, Northern, Waterloo & City underground line, and National Rail) stations. In addition, the property is in walking distance (15 mins) of East Putney Underground Station, providing direct access to the District Line. A number of bus routes also pass directly outside the scheme.



Local amenities include **Southside Shopping Centre** which provides an annual footfall of approximately 7.81 million people. The shopping centre provides 650,000 sq ft of retail and restaurant space which includes anchor tenants in Waitrose, Primark, Cineworld and Gravity Active Entertainment.



WANDSWORTH

The area is known for its vibrant mix of residential, commercial and recreational amenities, attracting a predominantly young and professional demographic.

The borough is also home to several higher education institutions, including parts of the University of Roehampton.



southside
SHOPPING CENTRE

7.8MIL

ANNUAL VISITORS



307K

LOCAL
RESIDENTS



840K

CATCHMENT
POPULATION



50%

OF POPULATION
AGED 20-44



£74K

AVERAGE GROSS
HOUSEHOLD INCOME



20K

NEW HOMES
BY 2038

WANDSWORTH DEVELOPMENT

Wandsworth, is undergoing a significant £1 billion town centre regeneration project, enhancing its appeal as a thriving and dynamic area. Known for its affluent and vibrant village atmosphere, Wandsworth benefits from excellent transport connections, including Wandsworth Town overground station and East Putney underground station. Transport for London is upgrading the local traffic network to improve cycling infrastructure and enhance bus services across the town centre.



RAM QUARTER GREENLAND INVESTMENT

661 new homes.
102,000 sq ft of shops,
cafés, bars, restaurants,
microbrewery and museum.

FORMER TA CENTRE WORKSPACE

77 residential units.
24,000 sq ft of B1 offices.
1,750 sq ft of retail.

THE LIGHT BULB WORKSPACE

73,580 sq ft of recently
developed B1 offices.

THE
FILAMENTS
WANDSWORTH



SOUTHSIDE SHOPPING CENTRE

610,000 sq ft of 57 retail units, 17 restaurants,
1 supermarket, 2 gyms and 1 cinema. Annual
footfall of 7.81 million people. Proposed scheme
for 26 storey, 228 unit residential tower.



SITUATION & DESCRIPTION

The property comprises a ground floor retail unit extending to 5,533 sq ft (514 sq m) and benefits from a prominent, full-height glass frontage onto Buckhold Road.

The unit includes one designated car parking space, with additional parking available nearby at **Southside Car Park**, **NCP Wandsworth**, and **Wandsworth Sainsbury's**.

The development features two separate entrances at the front and provides rear loading access via the service yard.





FUTURE ASSET
MANAGEMENT POTENTIAL

PLANNING SECURED FOR APART-HOTEL USE

Full planning permission has been granted for the conversion of Unit 3, The Filaments, from commercial (Class E) to apart-hotel use (Class C1), comprising 9 high-quality studio units. This consent, granted by **Wandsworth Council (Ref: 2024/2293)** includes the associated works and is supported by detailed plans, with requirements for BREEAM certification, waste management, cycle storage, and drainage. This approval offers a prime opportunity to deliver high-quality short-stay accommodation in a sought-after Wandsworth location.



[VIEW CONSENTED SCHEME ►](#)

CURRENT ANNUAL RENT
£150K



TENANCY

THE PROPERTY IS LET TO COMMUNITY HEALTH & EYECARE LIMITED ON A LEASE FROM 9 SEPTEMBER 2024 TO 8 SEPTEMBER 2034, CONTRACTED INSIDE THE LANDLORD AND TENANT ACT 1954.

There is a tenant break option on 9 September 2029, leaving an unexpired term to break of approximately 4.4 years and 7 months. The current rent is £150,000 per annum (£2711 per sq ft) with an open market upward only rent review in year  .

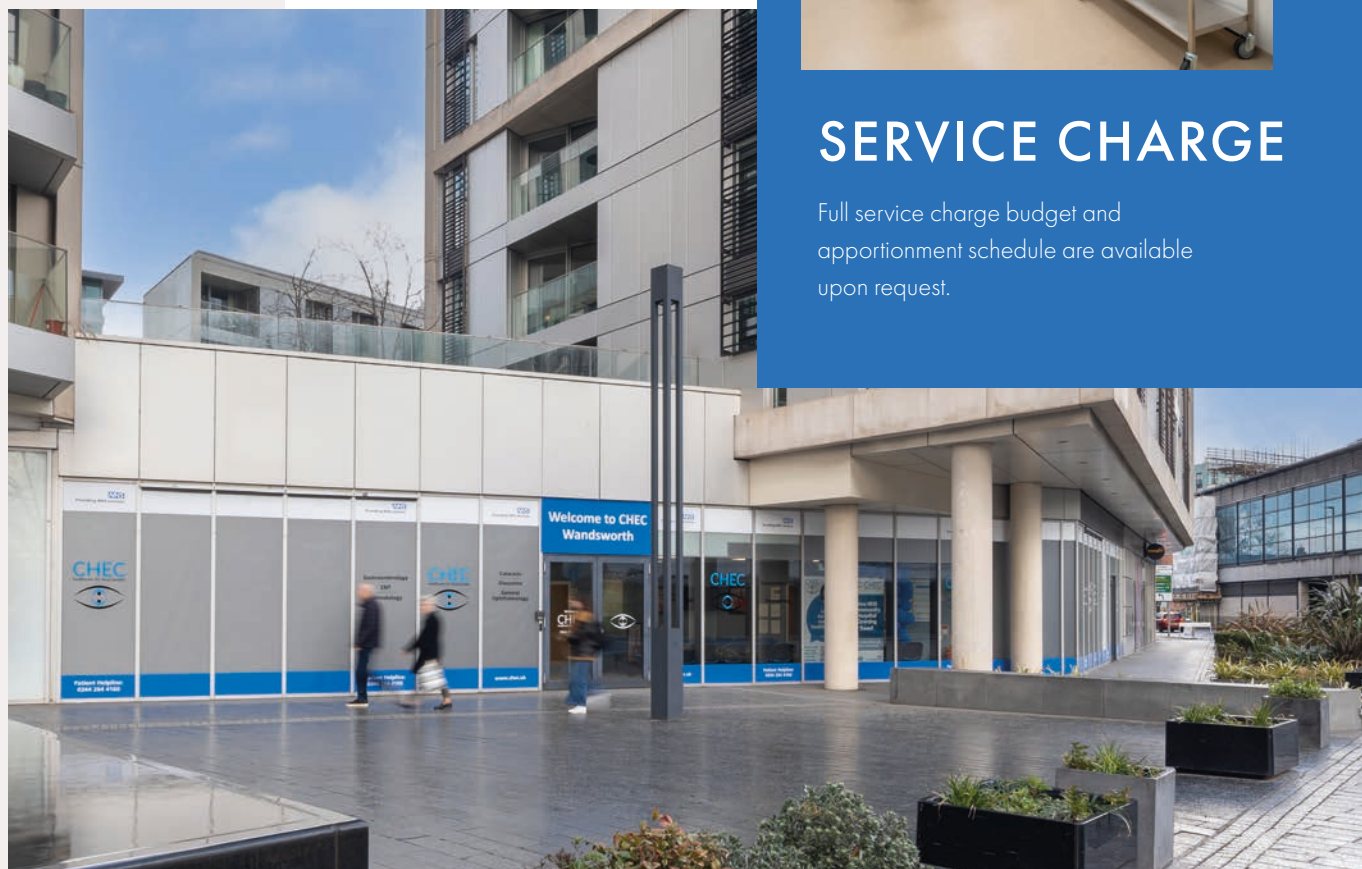
TENURE

The premises are held on 999 year long leaseholds under title number SGL42090. The lease commencement date was 30 January 2015. There is currently 988 years remaining on the lease which is due to expire on 30 January 3014.



SERVICE CHARGE

Full service charge budget and apportionment schedule are available upon request.



COVENANT

COMMUNITY HEALTH AND EYECARE (CHEC) IS A LEADING UK PROVIDER OF NHS BACKED COMMUNITY BASED HEALTHCARE, SPECIALISING IN OPHTHALMOLOGY AND GASTROENTEROLOGY.

Renowned for patient-focused care, CHEC’s reputation is built on dedicated medical, nursing, and operations teams. Operating from over 100 locations nationwide, its expanding footprint includes 27 CHEC community hospitals as of 30th June 2024, with 11 more planned for 2024/25 through NHS community contracts.

The tenant has a strong Dun & Bradstreet report rating of 4A – 2. Their tangible net worth is £34m and is very close to a score of 5A. D&B consider their maximum credit recommendation to be £810,000 and are classified as a “lower than average” risk.



Financial Year Ending	Turnover	Profit Before Tax	Net Current Assets
30 June 2024	£79,992,000	£19,167,000	£17,671,000
30 June 2023	£55,317,000	£14,178,000	£14,164,000
30 June 2022	£34,842,000	£11,591,000	£8,818,000





EPC

Available upon request.

VAT

The property has been elected for VAT and any disposal will be by way of a Transfer of a Going Concern (TOGC).

AML

The successful purchaser will be required to fulfill anti-money laundering requirements in accordance with the Money Laundering Regulations.

PROPOSAL

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CONTACT

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Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. APRIL 2025