

# 118 Northcote Road Battersea, London SW11 6QP

lot 3

## Freehold Retail Investment

- Let to Marsh & Parsons Limited on a 15 year lease until 2030 (no breaks)
- Prominent and busy corner position in affluent South-West London suburb
- Close to Clapham Junction and Wandsworth Common Stations
- Nearby occupiers include Kinleigh Folkard & Hayward, Cluttons and Fired Earth

Rent  
**£59,550**  
per annum  
exclusive



### Location

Miles: 5 miles south-west of Central London  
Roads: A3, A24, A214, B229  
Rail: Clapham Junction and Wandsworth Common Mainline Station, Clapham Common Underground  
Air: Heathrow, City Airport

### Situation

Battersea is an affluent South-West London suburb some 5 miles south-west of Central London. The location benefits from being immediately south of the River Thames and from the attractive Battersea Park. Battersea is also home to Battersea Power Station, one of London's most iconic landmarks, which is now subject to a proposed major mixed-use redevelopment scheme comprising riverside residential units, office and retail units.

The property is prominently located on the west side of Northcote Road at its junction with Belleville Road and 500 metres west of Clapham Common and some 200 metres east of Wandsworth Common.

### Description

The property comprises retail accommodation on the ground floor, benefiting from a return frontage, a rear yard and forecourt. The upper floors comprise a residential flat which has been let on a long lease.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Retail	84.15 sq m (906 sq ft)	<b>MARSH &amp; PARSONS LIMITED (1)</b>	15 years from 29/01/2015 on a full repairing and insuring lease	£59,500	29/01/2020 29/01/2025 (28/01/2030)
First	Residential	Not Measured	<b>INDIVIDUALS</b>	125 years from 25/03/1998 until 2123	£50	
<b>Total Commercial Floor Area</b>		<b>84.15 sq m (906 sq ft)</b>			<b>£59,550</b>	

(1) Marsh & Parsons has 22 branches covering the Central London residential market and operates as an independent brand within LSL Property Services plc who own brands such as e.surv Chartered Surveyors and Your Move (Source: www.marshandparsons.co.uk). For the year ending 31st December 2013, Marsh & Parsons Limited reported a turnover of £29,537,000, pre-tax profits of £6,345,000 and a total net worth of £18,018,000. (Source: www.riskdisk.com 26/05/2015)

### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Alec Linfield**  
Tel: +44 (0)20 7034 4860.  
Email: alec.linfield@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Associate Auctioneer:

**Stiles Harold Williams Partnership LLP**  
One Jubilee Street,  
Brighton, East Sussex BN1 1GE.  
Tel: +44 (0)1273 876200.  
Email: nbradbeer@shw.co.uk  
Ref: Nick Bradbeer.



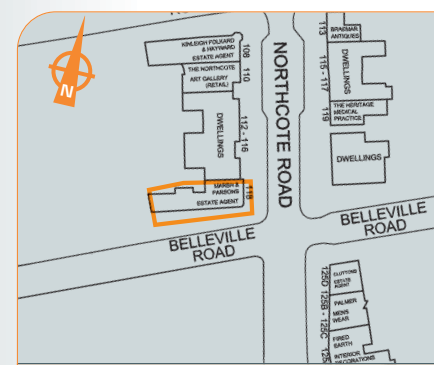
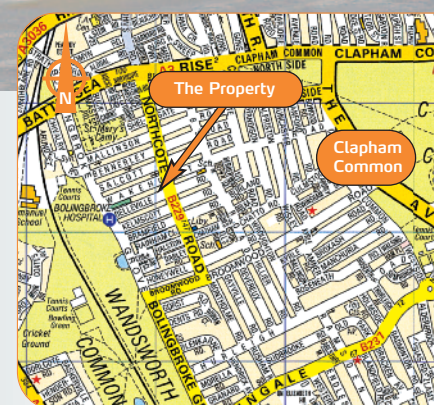
### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)20 7320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

**ASB Law LLP**  
Origin Two, 106 High Street,  
Crawley RH10 1BF.  
Tel: +44 (0)1293 861238.  
Email: jo.moys@asb-law.com  
Ref: Jo Moys.



Copyright and confidentiality Experian, 2013.  
© Crown copyright and database rights 2013 Ordnance Survey 100017316.  
For identification purposes only.