

Lot 14

£102,179 per annum
exclusive

171 Lavender Hill,
Battersea, London SW11 5TE
Freehold Retail Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground Basement	Retail	115.19 sq m (1,240 sq ft) 35.01 sq m (377 sq ft)	MOOD & CO LTD t/a The Lavender with a personal guarantee (1)	20 years from 03/03/2014 until 2034	£34,000	03/03/2019, 03/03/2024, 03/03/2029
First	Residential Flat C	2 Bedroom Flat	INDIVIDUALS	Let on an Assured Shorthold Tenancy agreement for a term of 12 months until 18/09/2018 (2)	£18,720	
Second	Residential Flat B	1 Bedroom Flat	INDIVIDUALS	Let on an Assured Shorthold Tenancy agreement for a term of 12 months until 05/08/2018 (2)	£16,120	
Third	Residential Flat A	1 Bedroom Flat	INDIVIDUALS	Let on an Assured Shorthold Tenancy agreement for a term of 12 months until 04/03/2018 (2)	£16,440	
First and Second Floor Maisonette	Residential Flat D	1 Bedroom Flat	INDIVIDUALS	Let on an Assured Shorthold Tenancy agreement for a term of 12 months until 13/08/2018 (2)	£16,899	
Total Commercial Floor Area		150.20 sq m (1,617 sq ft)			£102,179	

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Key Details

- Restaurant let until 2034 (no breaks)
- Includes four self-contained flats with planning consent
- Affluent and fashionable South West London suburb
- Within 0.5 miles of Clapham Junction Rail Station
- Close to Clapham Common and Battersea Park

Location

Miles: 3 miles south-west of Central London
375 metres to Clapham Common
less than 1 mile south of Battersea Park
800 metres east of Clapham Junction station

Roads: A3, A3220, A3205
Rail: Clapham Junction
Air: London City Airport, London Heathrow Airport and London Gatwick Airport

Situation

The property is situated in a prominent corner position on the south side of the busy Lavender Hill (A3036), at its junction with Longbeach Road in the heart of the fashionable suburb of Battersea. The property benefits from being approximately 800m from Clapham Junction Station.

Description

The property comprises ground floor restaurant accommodation benefiting from a return frontage and four self-contained flats on the upper floors.

Planning

Consent has been granted for the replacement of the existing mansard roof and the erection of a rear extension at third floor level and a mansard roof to the fourth floor to convert the top two flats to two bedroom flats with terraces.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

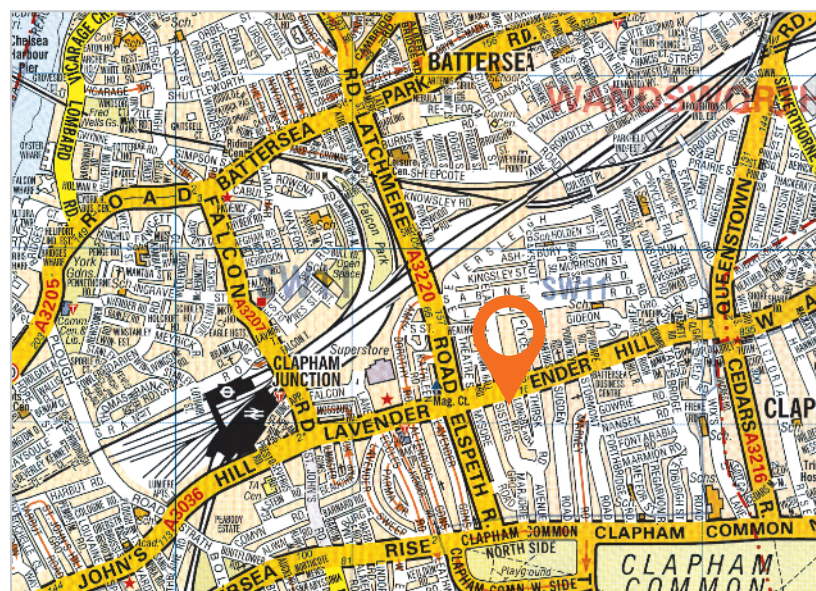
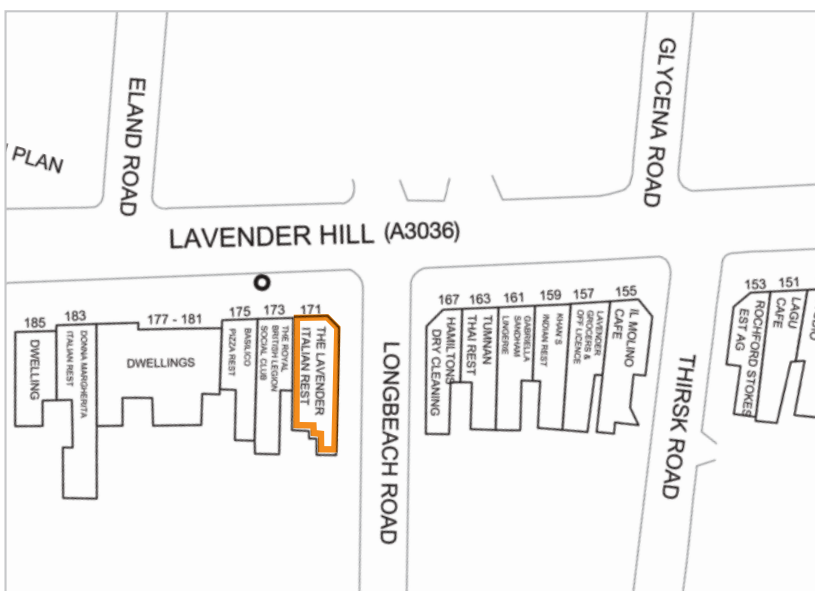
Six Week Completion



Flat B



Flat A



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Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Axiom Stone Solicitors
Jaymini Ghelani
+44 (0)20 8951 6984
jg@axiomstone.co.uk