

# Lot 39

£47,000 per annum  
exclusive

## 21 Clapham High Street, Clapham, London SW4 7TR

Virtual Freehold Retail Investment





# Tenancy and accommodation

**Lot 39**

£47,000 per annum exclusive

### Key Details

- Affluent and fashionable South West London suburb
- Prominent trading position on a busy parade
- Situated within 100 metres of rail and Underground stations
- Nearby occupiers include Sainsbury's, Nando's, William Hill, Save the Children and Gourmet Burger Kitchen

### Location

**Miles:** 3.25 miles south-west of the West End  
600 metres east of Clapham Common  
1.5 miles south of the Oval Cricket Ground  
2.2 miles south of Victoria

**Roads:** A3, A24, A23

**Rail:** Clapham High Street Railway Station,  
Clapham North Underground  
(12 minutes to Bank Station)

**Air:** London Heathrow Airport,  
London Gatwick Airport

### Situation

Clapham is a fashionable and affluent South West London suburb. The property is prominently situated on the south side of Clapham High Street (A3), with both Clapham North Underground and Clapham High Street Overground a short walk away. Nearby occupiers include Sainsbury's, Nando's, William Hill, Save the Children and Gourmet Burger Kitchen.

### Description

The property comprises ground floor retail accommodation currently being used as a ladies beauty and wellness salon that has been fitted out to a high specification. The property forms part of a larger building with residential upper parts.

### Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent.

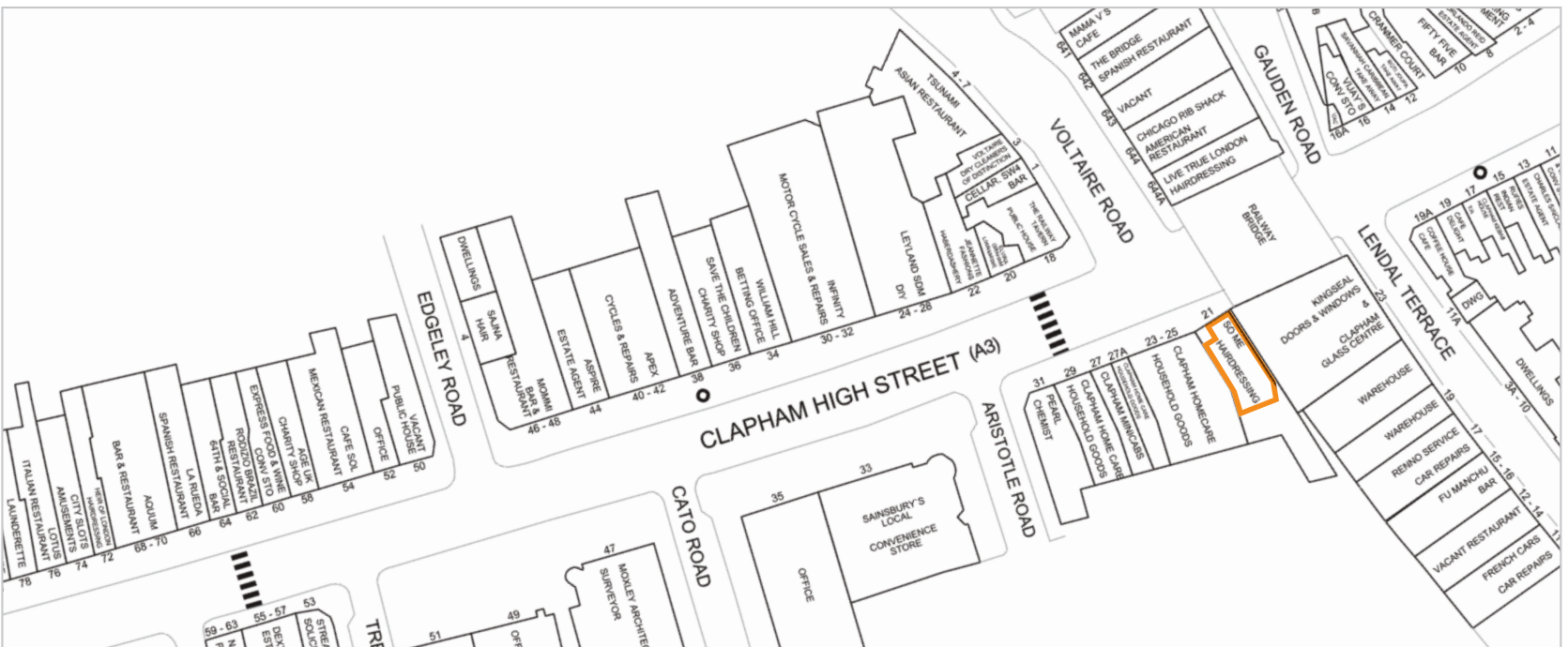
### VAT

VAT is not applicable.

### Six Week Completion

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	128.3 sq m (1,381 sq ft)	SO ME HEALTH AND BEAUTY LIMITED (1)	10 years from 23/04/2011	£47,000 (2)	22/04/2021
<b>Total</b>		<b>128.3 sq m (1,381 sq ft)</b>			<b>£47,000 (2)</b>	

(1) So Me Health and Beauty is a beautician that trades from two locations in the Clapham area.  
(2) Rent recently increased from £42,000 in the 2016 rent review.



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

**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: Phillips Solicitors**  
Graham Mott  
+44 (0)1256 460830  
graham.mott@phillips-law.co.uk