

Lot 83

£47,000 per annum
exclusive

21 Clapham High Street,
London SW4 7TR
Virtual Freehold Retail Investment



Tenancy and accommodation

Lot 83

£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 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.

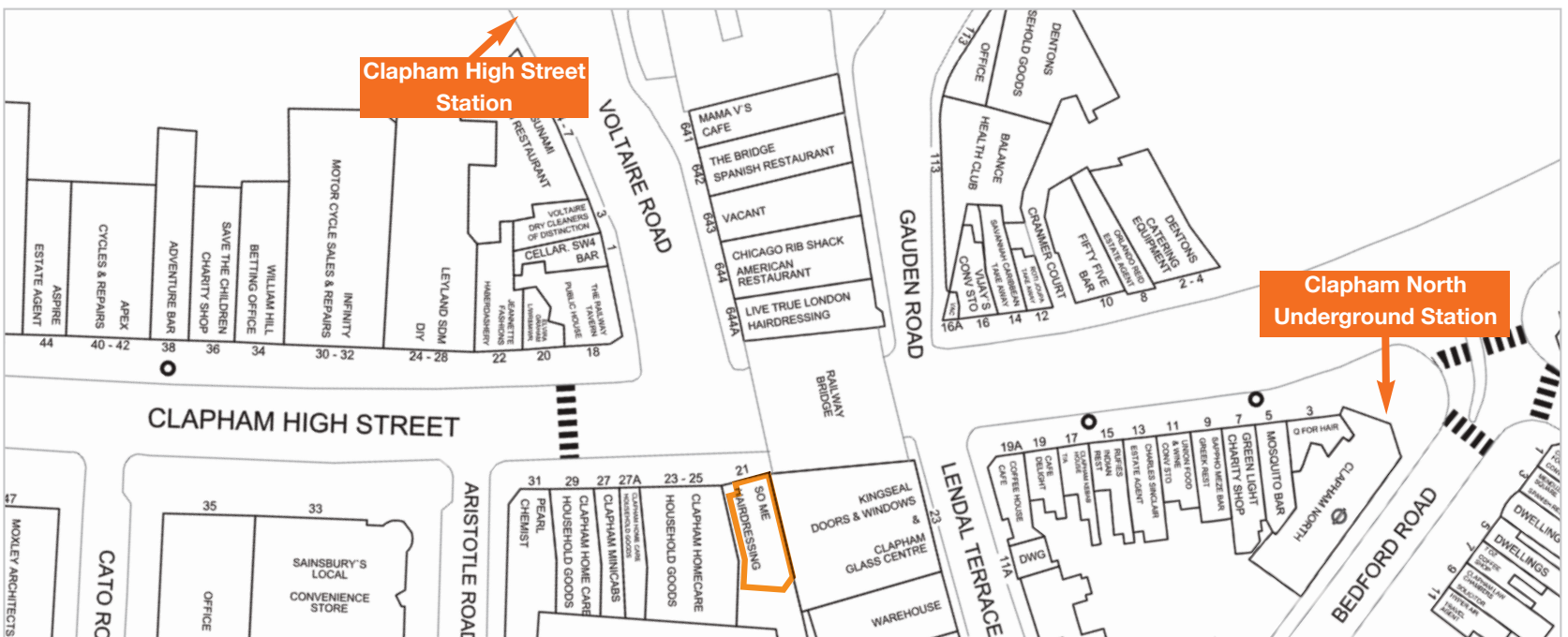
VAT

VAT is not applicable to this lot.

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 BEAUTY AND WELLNESS LIMITED	10 years from 23/04/2011	£47,000 (1)	22/04/2021
Total		128.3 sq m (1,381 sq ft)			£47,000 (1)	

(1) Rent recently increased from £42,000 in the 2016 rent review.



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