62 Lavender Hill, Clapham, London SW11 5RQ

Freehold Retail and Residential Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground Basement	Café Takeaway	50.27 sq m 44.81 sq m	(541 sq ft) (482 sq ft)	INDIVIDUAL t/a Howdy and Curry Base	15 years from 01/07/2019 on a full repairing and insuring lease	£20,000	01/07/2024 (30/06/2034)
First and Second	Residential Maisonette			INDIVIDUAL	125 years from 25/03/2002	£200	
Total Commercial Areas		95.08 sq m	(1,023 sq ft)			£20,200	



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FOOD

LAVENDER HILL

Key Details

- · Retail unit let until 2034 (no breaks)
- Busy, affluent and fashionable South West London suburb
- Close to Clapham Common and Battersea Park
- Nearby occupiers include Pizza Hut Delivery, Co-op convenience store, William Hill and Caffè Nero

Location

- Miles: 3 miles south-west of Central London
 - 600 metres to Clapham Common 1 mile south of Battersea Park
- Less than a mile east of Clapham Junction Station
- Roads: A3, A3220, A3205
- Rail[.] Air:
- Clapham Junction London City Airport, London Heathrow Airport and London Gatwick Airport

Situation

ASHLEY CRESCENT

96A

TAYBRIDGE ROAD

The property is situated in a prominent position on the north side of the busy Lavender Hill (A3036), in the heart of the fashionable suburb of Battersea. The property benefits from being approximately 1 km from Clapham Junction Station. Nearby occupiers include Pizza Hut Delivery, Co-op convenience store, William Hill and Caffè Nero.

Description

The property comprises a ground floor café and basement takeaway restaurant, each with its own kitchen. The upper floor is a self-contained residential maisonette.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

www.acuitus.co.uk