

145 Lavender Hill, Clapham, London SW11 5QJ

Retail Investment Opportunity

Lot 17

£14,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	43.03 sq m (463 sq ft)	INDIVIDUAL	5 years from 07/11/2019 on a full repairing and insuring lease	£14,000	06/11/2024
Basement	Ancillary	54.98 sq m (592 sq ft)	t/a E-Cig Shop			
Totals		98.01 sq m (1,055 sq ft)			£14,000	

(1) The occupational lease is granted out of a 125 year lease which in turn is granted out of the 999 year lease. The buyer will benefit from the transfer of both titles.

Key Details

- Let until 2024 (no breaks)
- Affluent and fashionable South West London suburb
- Within 0.5 miles of Clapham Junction Rail Station
- Close to Clapham Common and Battersea Park
- Nearby occupiers include Dexters Estate Agents, Rochford Stokes Estate Agents and William Hill

On Behalf of Trustees

Location

Miles: 3 miles south-west of Central London
375 metres to Clapham Common
Less than 1 mile south of Battersea Park
750 metres east of Clapham Junction Station

Roads: A3, A3220, A3205

Rail: Clapham Junction

Air: London City Airport, London Heathrow Airport, London Gatwick Airport

Situation

Clapham is a popular and fashionable South West London suburb. The property is prominently located on the south side of the busy Lavender Hill (A3036), in the heart of Clapham. The property benefits from being approximately 800 metres from Clapham Junction Station. Nearby occupiers include Dexters Estate Agents, Rochford Stokes Estate Agents, William Hill and an eclectic mix of local traders.

Description

The property comprises a ground floor retail unit with basement ancillary accommodation and forms part of a larger building.

Tenure

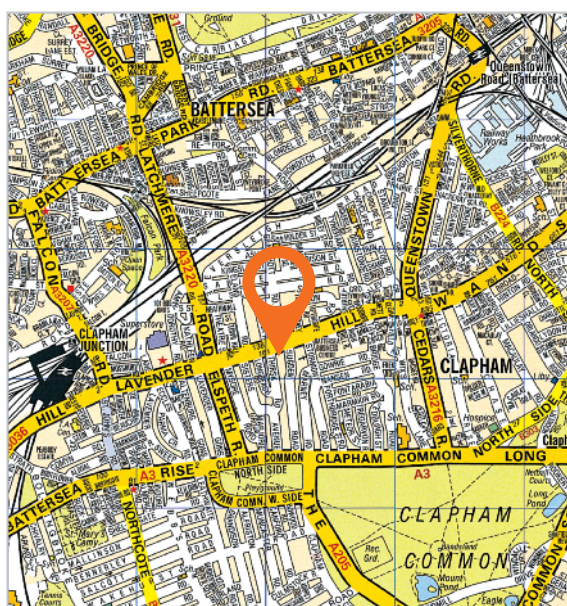
Virtual Freehold. Held for a term of 999 years at a fixed peppercorn rent (1).

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk



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