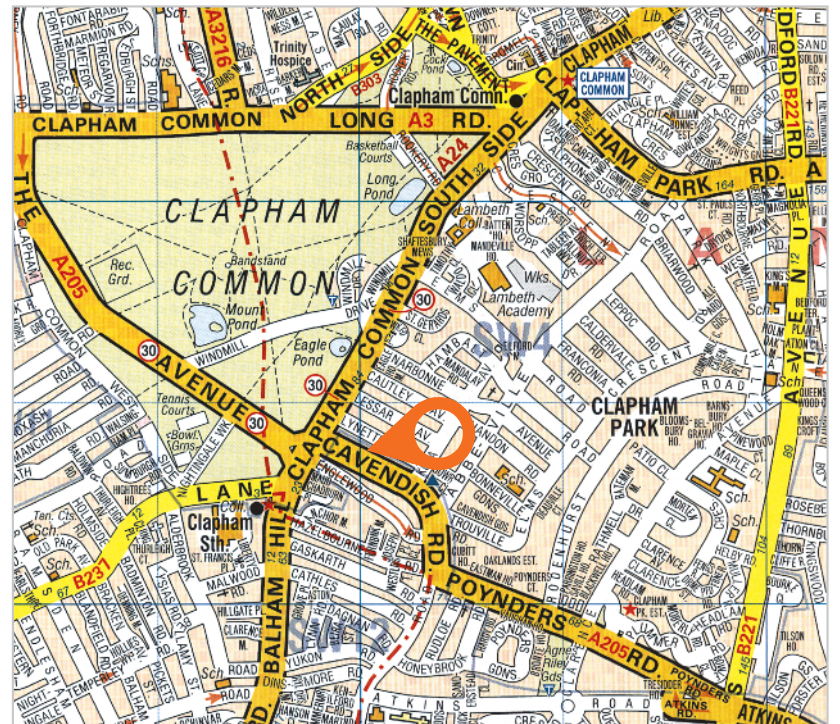
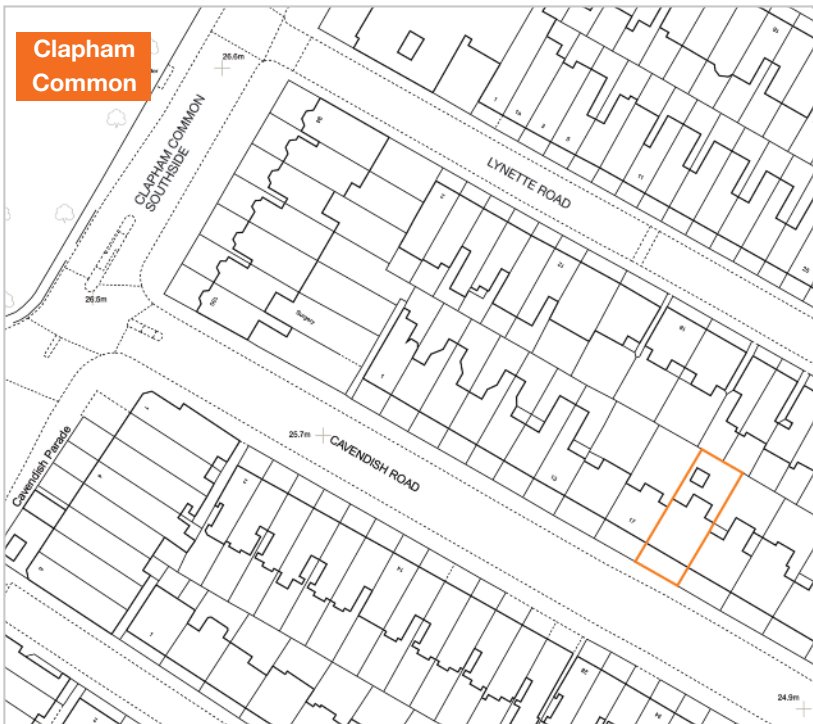


Lot 10

£82,222 Per Annum
(rising to a minimum of
£90,799 pa in 2022)

19 Cavendish Road, Clapham,
London, SW12 0BH

Freehold Assisted Living Charity Let Investment



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Tenancy and accommodation

Lot 10

£82,222 Per Annum
(rising to a minimum of
£90,799 pa in 2022)

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First	Residential (6 kitchens, 7 bedrooms, 3 bathrooms and a reception room)	113.70 sq m	(1,224 sq ft)	SIG INVESTMENTS with a guarantee from SOCIAL INTEREST GROUP (1)	20 years from 10/11/2017 expiring 09/11/2037 on a full repairing and insuring lease	£82,222	RPI linked rent review in November 2022 and 5 yearly thereafter (collared at 2% pa and capped at 4% pa)
Total		204.70 sq m	(2,204 sq ft)			£82,222	

(1) For the year ending 31/03/2020, Social Interest Group reported a turnover of £18,094,000, pre-tax profit of £299,000 and total assets of £4,009,000 (NorthRow 19/05/2021). The Social Interest Group (SIG) is a leading UK based charity, providing bespoke person centred social and health care solutions, with about 240 units of accommodation, over 400 qualified staff and over 30 services across London, Bedfordshire and East Sussex (source: socialinterestgroup.org.uk).

Key Details

- Entirely let to a leading UK Charity
- Lease expires November 2037
- 5 yearly RPI linked rent reviews collared at 2% and capped at 4%
- Next Rent Review November 2022 - minimum rental uplift to £90,799 pa
- Less than 150 yards from Clapham Common and Clapham South Underground Station
- Highly desirable residential location with future Change of Use/Redevelopment Potential (subject to lease & consents)
- VAT-free London Investment

On Behalf of a Major Fund Manager

Location

Miles: 4 miles south-west of Central London
Roads: A3, A24, A205
Rail: Clapham South (Northern Line)
Air: London Heathrow, London Gatwick

Situation

Clapham is a vibrant and popular south-west London district approximately 4 miles south west of Central London. The property is located on the north side of Cavendish Road, less than 150 yards from Clapham Common and 0.2 miles from Clapham South Underground Station (Northern Line) in a predominantly residential location.

Description

The property comprises a double-fronted Victorian terraced house arranged over the ground and first floors. The property currently comprises six kitchens, seven bedrooms, three bathrooms and a reception room and used as assisted housing. The property also benefits from a garden at the front and the rear of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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



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