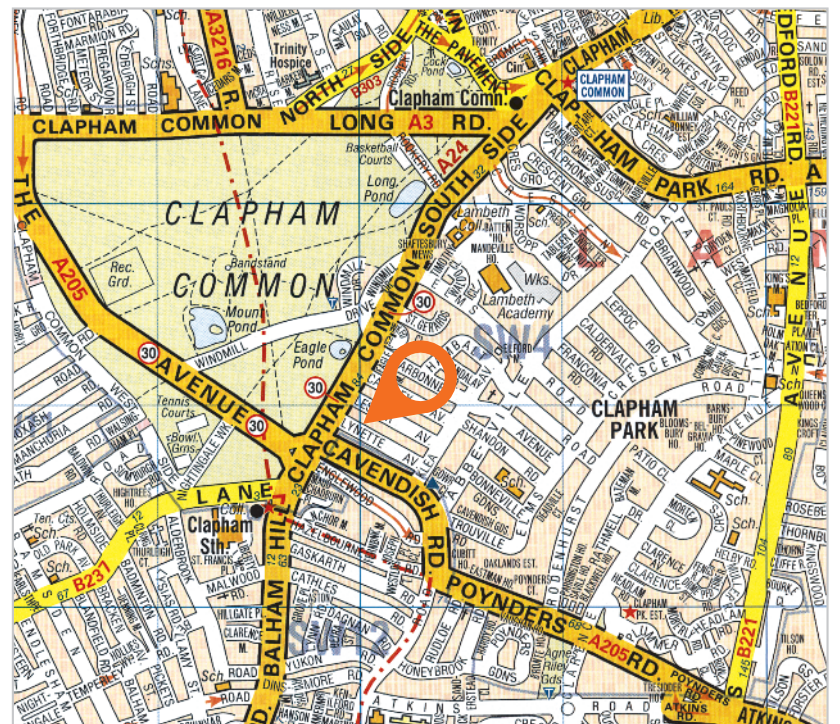
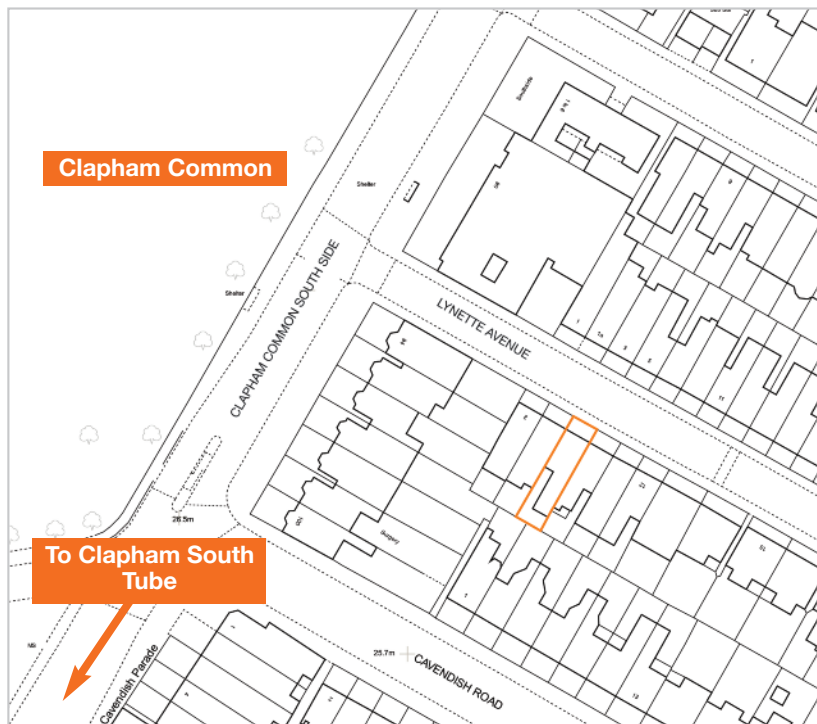


Lot 13

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

6 Lynette Avenue, Clapham,
London, SW4 9HD

Freehold Assisted Living Charity Let Investment



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Tenancy and accommodation

Lot 13

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

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 100 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 south side of Lynette Avenue, less than 100 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 Victorian terraced house arranged over the lower ground, ground, first and second floors. The property is currently arranged as six bedrooms, two bathrooms, a reception room and kitchen used as assisted housing. The property also benefits from a garden to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Lower Ground	Residential	5.90 sq m	(64 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)
Ground	(6 bedrooms and 2	73.00 sq m	(786 sq ft)				
First	bathrooms)	61.20 sq m	(659 sq ft)				
Second		60.70 sq m	(653 sq ft)				
Total		200.80 sq m	(2,162 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).



Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Associate Auctioneer:
SOMERFORD
REAL ESTATE
William Wynn-Williams
+44 (0)20 7317 0255
willsomerfordre.com

Seller's Solicitors: DLA Piper
George Burrha
+44 (0)20 7153 7066
george.burrha@dlapiper.com