

# London SW11

## 246 Lavender Hill

### Battersea

#### SW11 1LJ

- **Virtual Freehold Shop Investment**
- Prosperous and densely populated South West London suburb
- Let on a lease expiring in 2026 (no breaks)
- 300 metres from Clapham Junction Mainline Station
- Close to multi-storey car park
- No VAT applicable
- Rent Review December 2017
- Current Gross Rent Reserved

**£33,264 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Leasehold. Held for a term of 999 years from 25th December 2004 at a ground rent of a peppercorn.

#### Location

Lavender Hill forms part of the busy shopping area in the prosperous suburb of Battersea, approximately 4 miles south-west of Central London. It has excellent transport links, with the nearby A3 and A205 (South Circular Road) giving access to South and West London respectively, as well as the M25, M3 and M4 motorways. The area is served by numerous bus routes and Clapham Junction and Wandsworth Common Mainline Rail Stations. Trains to London Waterloo and London Victoria depart from Clapham Junction approximately every 1 to 7 minutes with a journey time of between 6 and 12 minutes.

The property is situated about 300 metres to the east of Clapham Junction Mainline Station, on the north side of Lavender Hill, close to its junction with Mossbury Road and a large multi-storey car park. Occupiers close by include KFC, HSBC, Pizza Express, Asda, Whole Foods, Debenhams and Ladbrokes, amongst many others.

#### Description

The property is arranged on basement and ground floors to provide a ground floor shop whilst the basement is presently used as an internet café. The property forms part of a larger building, not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (including access)</b>	5.65 m	(18' 6")
<b>Net Frontage</b>	3.65 m	(11' 11")
<b>Shop and Built Depth</b>	14.30 m	(46' 11")
<b>Basement</b>	38.80 sq m	(418 sq ft)
<b>Ground Floor</b>	53.55 sq m	(577 sq ft)
<b>Total</b>	92.35 sq m	(995 sq ft)

#### Tenancy

The property is at present let to K KAPOOR, H KAPOOR and R KAPUR for a term of 21 years from 22nd December 2005 at a current rent of £33,264 per annum. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** R Lynch Esq, Harrison Clark Rickersbys. Tel: 0118 945 0165 e-mail: [rlynch@hrcrlaw.com](mailto:rlynch@hrcrlaw.com)