

London SW11

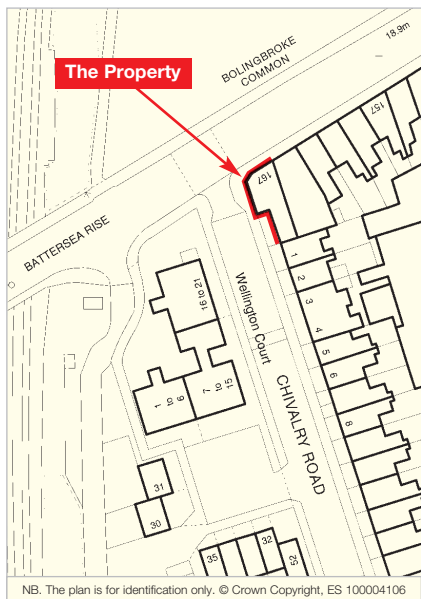
167 Battersea Rise

SW11 1HP

- **Prominent Freehold Shop and Residential Investment**
- Comprises a shop and four self-contained flats
- Affluent South-West London suburb
- Corner position
- Short distance from Clapham Junction, Wandsworth Common and Northcote Road
- Total Current Rents Reserved
£24,559.92 pa ⁽¹⁾
Plus Flats 1, 2 & 3 on Terms Unknown

On the instructions of V Liddell MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop



Tenure

Freehold.

Location

Battersea is a sought after and prosperous Inner London suburb situated just to the south of the River Thames. The property is situated on the south side of Battersea Rise immediately to the east of its junction with Chivalry Road, to which it has a return frontage, in a predominantly residential area. Clapham Junction is a short distance away, as is the shopping of St Johns Road and Northcote Road, whilst Wandsworth Common is to the south. Occupiers close by include a variety of local traders.

Description

This prominent corner property is arranged on ground and two upper floors to provide a ground floor shop and four self-contained flats above. The upper floors provide 1 x studio, 1 x one bed flat and 2 x two bed flats (2).

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

| Unit/Floor | Present Lessee | Accommodation | Lease Terms | Current Gross Rent £ p.a. | Next Review/ Reversion |
|-----------------------|----------------------------|---|--|------------------------------|------------------------|
| 167 | Mr S. Roy and Mrs S.N. Roy | Gross Frontage Internal Width Shop Depth Built Depth | Licence for 6 months from 01.06.2014 | £8,359.92 p.a. (1) | Holding over |
| Flat 1 (Ground/First) | Individual | Rear Half Landing Studio Flat (2) | Terms unknown | Unknown | |
| Flat 2 (First) | Individual | First Floor Two Bedroom Flat (2) | Terms unknown | Unknown | |
| Flat 3 (First/Second) | Individual | Rear Half Landing One Bedroom Flat (2) | Terms unknown | Unknown | |
| Flat 4 (Second) | Individual | Second Floor Two Bedroom Flat (2) | 12 month Assured Shorthold Tenancy from 22.02.2014 | £16,200 p.a. (£1,350 pcm) | |

(1) The Landlord pays the Building Insurance of £360 per annum.

(2) Details taken from a historic Valuation Report provided to the Receivers. Allsop have not inspected internally.

Total £24,559.92 p.a. ⁽¹⁾
plus Flats 1, 2 & 3 on Terms Unknown

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 Judith Stacy, Brecher. Tel: 0207 563 1030 e-mail: jstacy@brecher.co.uk

