

London SW12

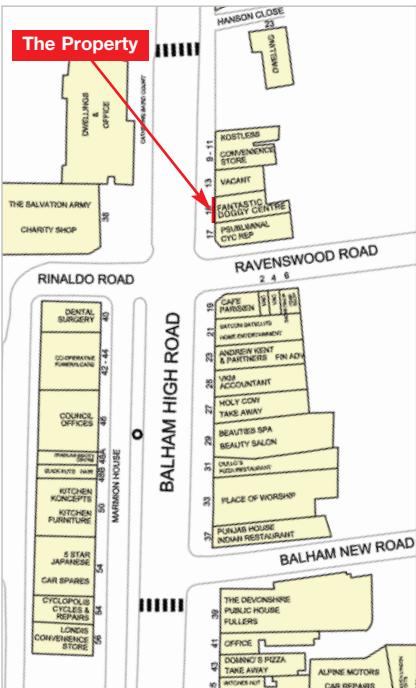
15/15A Balham High Road

SW12 9AJ

- Freehold Shop and Residential Investment
 - Shop and self-contained residential accommodation above (1)
 - Affluent South-West London suburb
 - Upper floors may lend themselves to conversion to three flats (2)
 - Shop Reversion 2020
 - Total Current Rents Reserved
- £49,400 pa**

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

allsop



TenureC150706 011 Ross-on-Wye 1pg
Freehold and unmerged part leasehold interest.

Location

Balham is a popular London suburb situated some 6 miles south-west of Central London. Balham High Road forms part of the A24 providing access to the A205 (South Circular Road) at Clapham Common. There are further excellent communication facilities as the area is served by Balham Underground Station (Northern Line) as well as Balham and Tooting Rail Stations.

The property is situated on the east side of Balham High Road, close to its junction with Ravenswood Road and to the south of Balham Hill. Occupiers close by include The Salvation Army Community Church (opposite), Domino's, Co-op Funeral Care, Youngs Public House and a variety of local traders.

Description

The property is arranged over basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation in the basement.

The shop benefits from rear access which leads into Ravenswood Road. The upper floors provide self-contained residential accommodation which has been subdivided by the current tenant to provide an eight room bedsit.

VAT

Please refer to the Special Conditions of Sale.

Planning History (2)

On 11th December 2006 (Application Ref: 2006/4841), the upper floors had permission for conversion of existing accommodation into three flats. However, the planning has lapsed and buyers are deemed to make enquiries with the local authority.

Local Planning Authority: Wandsworth Council.

Tel: 0208 871 8912.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
15	Animalina Pet Care Ltd	Gross Frontage (inc ent.) 6.05 m (19' 10") Net Frontage 4.40 m (14' 5") Shop Depth 8.60 m (28' 3") Built Depth 17.70 m (58' 1") Basement 50.00 sq m (538 sq ft)	5 years from 01.01.2015	£26,000 p.a.	Reversion 2020
15A	Individual	First, Second & Third Floor comprising 8 Rooms, Kitchen, Bathroom, WC, Shower Room	12 month Assured Shorthold Tenancy from 01.01.2015 (1)	£23,400 p.a. (1) (£1,950 p.c.m.)	

(1) We understand the tenant sublets all the rooms on terms unknown.

Total £49,400 p.a.

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

