



### Tenure

Freehold.

### Location

Clapham Common is a popular and prosperous South London suburb located approximately 3 miles south of Central London. The property is situated in a predominantly residential area in the local Conservation Area to the north of Clapham Common at the junction of Old Town (B224) and Rectory Grove. Clapham Common Underground Station (Northern Line) is located approximately 1/2 a mile to the south of the property. Occupiers close by include Barnard Marcus.

### Description

This attractive Grade II Listed property is arranged on basement, ground and two upper floors to provide a ground floor retail unit with basement (not used) and a maisonette above which has been sold off on a long lease.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 44 London SW4**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Sheraton Law Limited (Estate Agents) (1)	Gross Frontage 9.80 m Net Frontage 8.15 m Shop Depth 8.60 m Built Depth 13.00 m Basement – not inspected	12 years from 20.11.2010 Rent review every 4 years FR & I	£20,500 p.a.	Rent Review 2014
First & Second Floors	Individual	Maisonette – not inspected	125 years from 11.05.2007	£150 p.a.	Reversion 2132

(1) Sheraton Law is a leading London property agent handling property rentals and sales from their offices in Clapham and Islington.  
No. of Branches: 2. Website Address: [www.sheratonlaw.co.uk](http://www.sheratonlaw.co.uk).  
NB: Gross frontage includes entrance to maisonette.

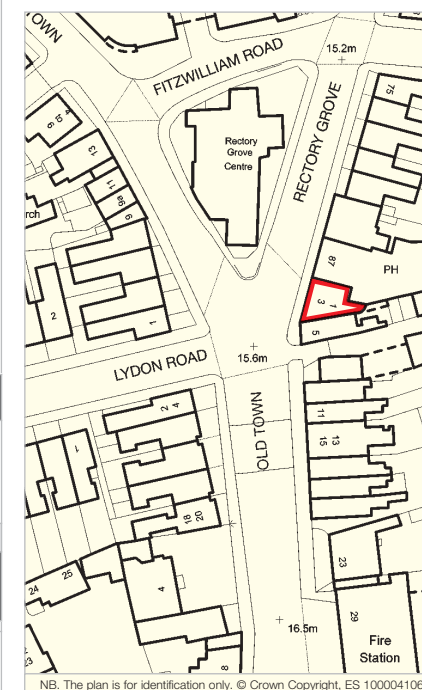
**Total £20,650 p.a.**

## London SW4 1 and 3 Old Town Lambeth SW4 0JT

- Freehold Shop and Residential Ground Rent Investment
- Shop let to Sheraton Law Limited
- Shop lease expires 2022
- Shop Rent Review 2014
- No VAT applicable
- Total Current Rents Reserved

**£20,650 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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** F Abbott Esq, Skelly and Corsellis. Tel: 0207 350 1068 Fax: 0207 228 5178 e-mail: [francis.abbott@williamheath.co.uk](mailto:francis.abbott@williamheath.co.uk)

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