

London SW4 **162 Clapham Park** **Road** **Clapham Common** **SW4 7DE**

• **Virtual Freehold Shop** **Investment**

- Located within 500m of Clapham Common Underground Station
- Let on new 15 year lease
- Densely populated residential area
- No VAT applicable
- Current Gross Rent Reserved

£13,000 pa

SIX WEEK COMPLETION
AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 4th February 2015 (thus having some 998 years unexpired) at a ground rent of £1 per annum.

Location

Clapham Common is a popular and prosperous South London suburb approximately 3 miles south of Central London.

The property is situated on the south side of Clapham Park Road, close to its junction with Northbourne Road, approximately 500m south of Clapham Common Underground Station (Northern Line). Occupiers close by include The Coach and Horses pub (opposite), Papa John's and a range of local retailers.

Description

The property is arranged on ground floor only to provide a shop presently trading as a tattoo parlour.

The property provides the following accommodation and dimensions:

Gross Frontage	3.35 m	(11' 00")
Net Frontage	2.90 m	(9' 6")
Shop Depth	6.85 m	(22' 6")
Built Depth	9.50 m	(31' 2")
Ground Floor	25.35 sq m	(273 sq ft)

Tenancy

The entire property is at present let to C RAFIQ for a term of 15 years from 1st January 2017 at a current rent of £13,000 per annum. The lease provides for rent reviews every 4th year of the term and contains full repairing and insuring covenants.

Tenant Information

The tenant has been trading from the property since 2013.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.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 Ms S Jones, SCJ Solicitors. Tel: 01286 677897 e-mail: samantha.jones@scjsolicitors.co.uk

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