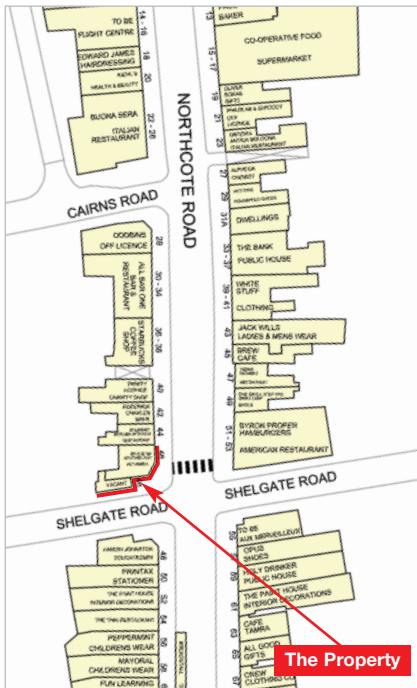


London SW11
46 Northcote Road
Clapham
SW11 1NZ

- Well Located Freehold Shop and Ground Rent Investment
- Shop let to Space NK Ltd on a lease expiring 2022
- Wealthy South London location
- No VAT applicable
- Shop Rent Review 2017
- Total Current Rents Reserved **£87,300 pa**



Tenure
Freehold.

Location
Northcote Road is located within Battersea which is located approximately 4 miles to the south-west of Central London in the London Borough of Wandsworth. It has excellent transport links, with the nearby A3 and A205 (South Circular) giving access to South and West London respectively, as well as the M25, M3 and M4. 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 in a busy corner location, adjacent to Gourmet Burger Kitchen in this affluent South London suburb.

Occupiers close by include Byron, All Bar One, Jack Wills, Starbucks, Oddbins and a number of specialist local traders, restaurants and bars.

Description
The property is arranged on ground and two upper floors to provide a shop unit, and two flats above that have been sold off.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
46 Northcote Road	Space NK Ltd (1)	Gross Frontage (inc. Splay) 6.65 m Ground Floor Sales 117.0 sq m	(21' 10") (1,259 sq ft)	£87,000 p.a.	Rent Review 2017
First & Second Floor	Two Individuals	Two Flats	Let on 2 similar leases for 125 years from June 2000	£300 p.a. (Total)	Reversions 2125

(1) For the year ended 29th March 2014, Space NK Ltd reported a turnover of £70.076m, a pre-tax profit of £2.368m and a net worth of £12.791m. (Source: riskdisk.com 26.02.2015)
(2) Buyers will pay 1% + VAT of the purchase price towards the seller's costs.

Total £87,300 p.a.

