

## London SW12

### 9-11 Balham High Road Balham SW12 9AJ

- Leasehold Shop Investment
- Affluent South West London suburb
- Comprises double fronted shop
- Lease expiry 2034
- Rent Review 2019
- Current Gross Rent Reserved

**£26,880 pa**

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

**allsop**



#### Tenure

Leasehold. Held for a term of 125 years and 10 days from 14th June 1987 (thus having some 96 years unexpired) at a peppercorn ground rent plus insurance rent.

#### 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, between its junctions with Ravenswood Road and Oldridge Road and at the bottom of Balham Hill, which leads to Clapham South. Occupiers close by include Co-op Funeralcare, Salvation Army, Londis, Domino's Pizza, a dental surgery and a Youngs public house.

#### Description

The property is arranged on ground floor only to provide a double fronted shop unit with ancillary/storage accommodation to the rear. The property forms part of a larger building the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	8.56 m	(28' 1")
Net Frontage	7.54 m	(24' 9")
Shop Depth	8.55 m	(28' 1")
Built Depth	15.50 m	(50' 10")

#### Tenancy

The entire property is at present let to JOHN HUSSEIN (T/A KOSTLESS) for a term of 20 years from 1st April 2014 at a current rent of £26,880 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

#### VAT

Please refer to the Special Conditions of Sale.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

#### Registered Bidding

This lot is only available to Registered Bidders. To register please email [will.clough@allsop.co.uk](mailto:will.clough@allsop.co.uk) by no later than **Wednesday 11th May**. Bidders must provide ID documents and cleared deposit funds before the auction date.

#### Fixed Charge Receivers

This is a sale by fixed charge receivers acting without personal liability and as such no representations or warranties are given and none may be implied.



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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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