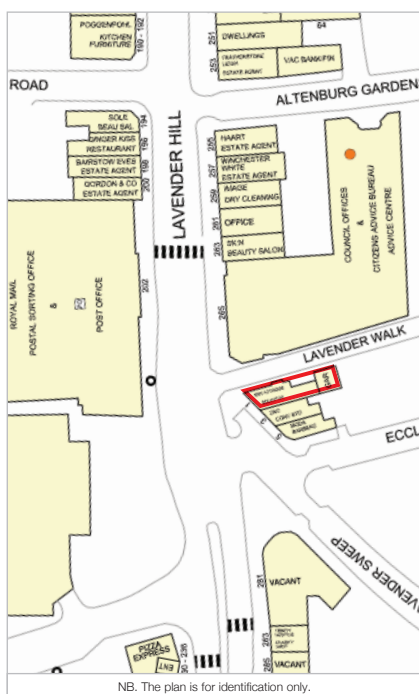


London SW11 **1/1A Lavender Sweep** **Lavender Hill** **Battersea** **SW11 1DY**

- **Freehold Office Investment**
- Entirely let until 2023, with mutual break option in 2020
- First time on market since 1971
- Benefits from permitted development consent for 4 x one bedroom flats (1)
- Tenant has been in occupation since 1999
- Well located close to Clapham Junction Rail Station
- No VAT applicable
- Current Rent Reserved
£44,000 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Freehold.

Location

Lavender Hill forms part of the busy shopping area in the prosperous suburb of Battersea, approximately 4 miles south-west of Central London. It has excellent transport links, with the nearby A3 and A205 (South Circular Road) giving access to South and West London respectively, as well as the M25, M3 and M4 motorways. 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 located to the east of Lavender Sweep, at its junction with Lavender Hill. The property is some 300 metres from Clapham Junction Rail Station, which is served by the Overground, South Western Railway and Southern Rail.

Occupiers close by include Pizza Express, HSBC Bank, KFC, Haart estate agents, an Asda superstore and a Royal Mail sorting office, amongst many others.

Description

The property is arranged on basement, ground and two upper floors to provide a solicitors office. There is a garage and parking for 1 vehicle to the rear.

The property provides the following accommodation and dimensions:

Basement	11.75 sq m	(126 sq ft)
Ground Floor	63.55 sq m	(684 sq ft)
First Floor	60.20 sq m	(648 sq ft)
Second Floor	36.50 sq m	(393 sq ft)
Total	172.00 sq m	(1,851 sq ft)

Tenancy

The entire property is at present let to EBR ATTRIDGE LLP (with two personal guarantees) for a term of 5 years from 12th January 2018 at a current rent of £44,000 per annum. The lease provides for a rent review in the third year of the term and contains full repairing and insuring covenants. There is a mutual option to break in the second year. The lease is excluded from the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954. The Vendor informs us that the tenant has been in occupation since 1999.

Tenant Information

Website Address: www.ebrattridge.com.

They operate from seven offices in London and the South East.

Planning (1)

Permitted development has been granted for 4 x one bedroom flats (Ref: 2017/5758). All enquiries should be referred to Wandsworth Council (www.wandsworth.gov.uk).

Asset Management

There may be scope to increase rental income by erecting an advertising hoarding to the northern flank wall, subject to all necessary consents.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.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 C Walton, Downs Solicitors. Tel: 01932 588569 e-mail: c.walton@downslaw.co.uk