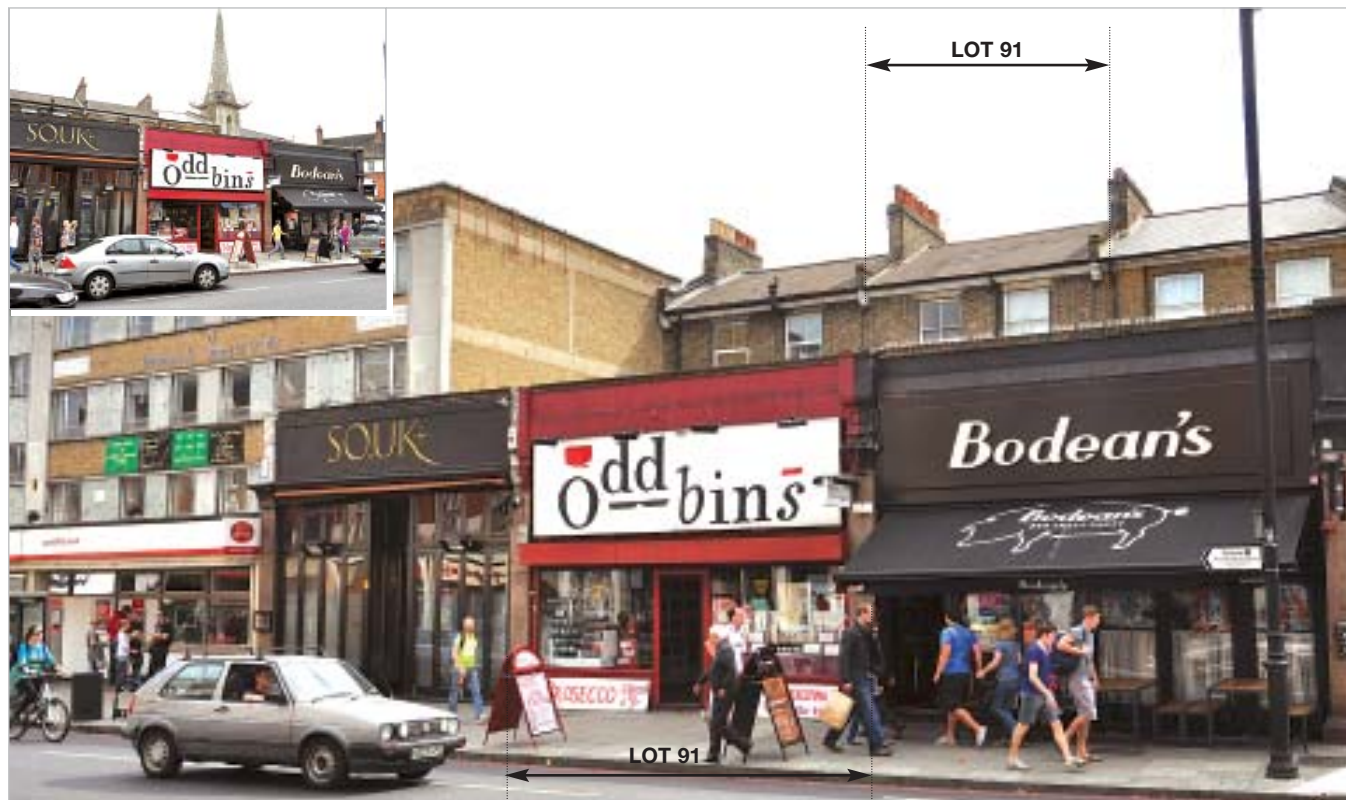
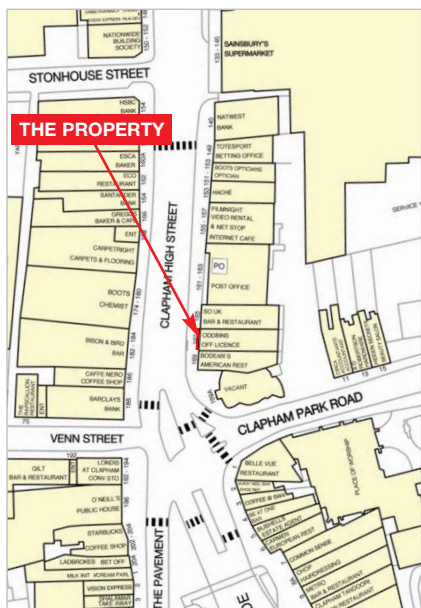


# **London SW4** **167 and 167A** **Clapham High Street** **Clapham** **SW4 7SS**

- **Well Located Freehold Shop and Residential Investment**
- Shop let to Whittall's Wine Merchants trading as Oddbins (1)
- Shop lease expires 2019 (2)
- Includes a self-contained three bedroom maisonette
- Busy and popular location
- Rent Review 2014 (3)
- Total Current Rents Reserved **£64,700 pa (3)**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold with unmerged leasehold interest of the maisonette. Full details in the legal pack.

## **Location**

Clapham Common is a popular and prosperous South London suburb approximately 3 miles south of Central London. Clapham Common Southside forms part of the A24, the property lying close to its junction with its northern continuation, Clapham High Street and Long Road, both of which form part of the A3. The property is situated within a Conservation Area on the south side of Clapham High Street at its junction with Clapham Park Road in a popular and densely populated area. Occupiers close by include Barclays Bank and Caffè Nero (opposite), Carpet Right, Greggs, Santander, HSBC and NatWest Banks, Superdrug, Sainsbury's Supermarket and D & A Opticians amongst many others.

## **Description**

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation to the rear and basement. The shop benefits from rear access.

The remaining part ground floor, basement and upper floors provide a well presented maisonette with high ceilings comprising three bedrooms, living room, kitchen, one bathroom, 2 shower rooms, separate and additional WC and a utility room in the basement (not inspected by Allsop). Access to the maisonette is via a self-contained entrance on the ground floor to the rear accessed via Clapham Park Road.

## **VAT**

VAT is applicable to this lot.

## **Documents**

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

## **Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 91 London SW4**.

Units	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
167	Whittall's Wine Merchants Limited (1) – On assignment from Oddbins Ltd (in administration)	Gross Frontage 6.60 m (21' 8") Net Frontage 6.20 m (20' 4") Shop Depth 19.30 m (63' 4") Built Depth 24.60 m (80' 8") Basement 110.25 sq m (1,186 sq ft)	10 years from 07.10.2009 (2) Rent review every 5th year IR & I plus service charge	£40,000 p.a. (3)	Rent Review 2014 (3)
167A	Three Individuals	First and Second Floor Maisonette comprising Four Rooms, Kitchen, one Bathroom, two Shower Rooms, a separate WC and a utility room (4)	12 months Assured Shorthold Tenancy from 20.08.2011	£24,700 p.a. (annualised from £475 per week)	

- (1) (26th April *Retail Week* announced) 'The administrators of Oddbins has sold 37 stores' (out of the 85) 'and its assets to European Food Brokers, which trades as Whittall's Wine Merchants... Whittall's Wine Merchants claims to be the largest independent privately owned wine retailer in the UK. The 37 stores will continue to trade under the brand Oddbins. (26th April *Guardian*) European Food Brokers was set up in Halifax in 1981 by Raj Chatha who has turned the business into an independent drinks distributor. He is also involved in the cash and carry business. Websites: [www.efb.co.uk](http://www.efb.co.uk) and [www.oddbins.com](http://www.oddbins.com)
- (2) The lease contains an option to determine the lease in the 5th year.
- (3) The current rent is a rent reduction to £40,000 from £42,500 pa until the next rent review on 7th October 2014 whereby the rent reverts back to a minimum of £42,500 p.a.
- (4) Not inspected by Allsop, details provided by Vendor.

**Total £64,700 p.a.**

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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