

London SW11

39 Lavender Hill

Battersea

SW11 5QW

- **Freehold Restaurant and Residential Ground Rent Investment**
- Popular and densely populated South West London suburb
- Restaurant let on a lease expiring in 2023
- ½ mile to Clapham Junction Mainline Station
- No VAT applicable
- Restaurant Rent Review 2018
- Total Current Rents Reserved **£19,500 pa**



Tenure

Freehold.

Location

Lavender Hill is located within Battersea. 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 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 situated on the south side of Lavender Hill (A3036), just to the west of its junction with Cedars Road (A3216), on the main thoroughfare through Battersea towards Vauxhall to the north-east. Clapham Junction and Wandsworth Road Rail Stations are both within ½ a mile. Occupiers close by include Pizza Hut, Caffé Nero amongst many other local traders.

Description

The property is arranged on ground and three upper floors to provide a ground floor restaurant with outdoor customer seating to the front and two flats above, which have been sold off on long leases.

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.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant	A Colak (t/a Maki)	Gross Frontage 5.35 m (17' 6") Net Frontage 5.05 m (16' 7") Shop Depth 17.30 m (56' 9") Built Depth 18.60 m (61' 0")	15 years from 14.07.2008 Rent review every 5th year IR & I Rent deposit £4,750	£19,000 p.a.	Rent Review 2018
Flat	Individual	First Floor – Two Bedroom Flat	125 years from 06.10.2015 Ground rent doubling every 25 years	£250 p.a.	Fixed increase in 2040
Flat	Individuals	Second and Third Floors – Four Bedroom Maisonette	125 years from 06.10.2015 Ground rent doubling every 25 years	£250 p.a.	Fixed increase in 2040

NB. Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants and no responses have been received.
(1) Website Address: www.makisushi.co.uk

Total £19,500 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

Seller's Solicitor Ms S Testar, Perry Hay & Co. Tel: 0208 332 7532 e-mail: shelaghtestar@perryhay.co.uk