

London SW12

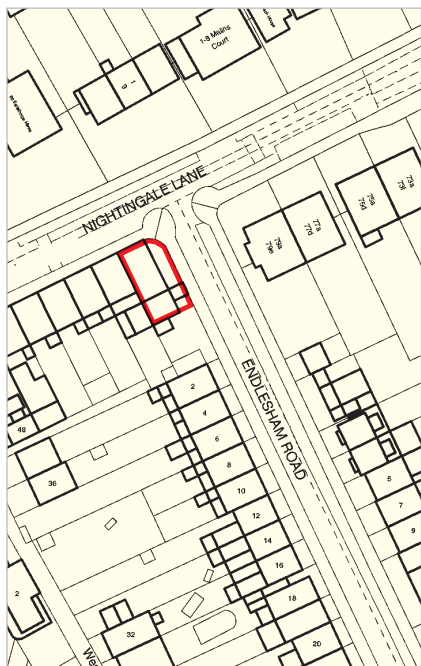
81 Nightingale Lane

Balham

SW12 8NX

- **Attractive Freehold Shop and Residential Ground Rent Investment**
 - Let to Douglas & Gordon Ltd on a lease expiring 2027 (2)
 - Grade II listed
 - Affluent South West London suburb
 - Rent Review April 2022
 - Total Current Rents Reserved
- £30,650 pa**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Balham is a popular London suburb situated some 6 miles south-west of Central London. There are 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 located on the southern side of Nightingale Lane (B237), which runs between Clapham Common (south) and Wandsworth Common (south), at its junction with Endlesham Road.

Occupiers close by include a variety of local traders in a predominantly residential area.

Description

This attractive Grade II listed corner property is arranged on basement, ground and two upper floors to provide a ground floor estate agency with office accommodation at basement level. The upper floors comprise a flat which has been sold off on a long lease.

VAT

VAT is 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
81	Douglas & Gordon Ltd (1)	Gross Frontage 4.85 m (15' 11") Net Frontage 4.15 m (13' 7") Return Gross Frontage (inc. Splay) 4.63 m (15' 2") Shop Depth 4.70 m (15' 5") Built Depth 10.35 m (33' 11") Basement 54.25 sq m (584 sq ft) Ground Floor 49.25 sq m (530 sq ft)	10 years from 25.03.2017 Rent review at the 5th year (2) Tenant break option 25.03.2022 FR & I	£30,500 p.a.	Rent Review 2022
81A	Individuals	First and Second Floor – Maisonette	125 years from 29.09.1994	£150 p.a. rising	Fixed increase 25.12.2018 to £300 p.a. (then doubling every 25 years)

(1) For the year ended 31st March 2017, Douglas & Gordon Ltd reported a turnover of £15.637m, a pre-tax loss of £993,247, shareholders' funds of £4.109m and a net worth of £3.933m. (Source: Experian 19.02.2018.)

Total £30,650 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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