



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 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 north 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 approximately half a mile away. Occupiers close by include Pizza Hut and Caffè Nero amongst many other local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor takeaway restaurant with basement storage. The first and second floor maisonette has been sold off on a long lease. The property benefits from rear access off Ashley Crescent.

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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground – 40 Lavender Hill	Firezza Ltd (t/a Firezza) (1)	Gross Frontage 5.50 m Net Frontage 4.75 m Shop and Built Depth 8.55 m Basement 41.70 sq m Ground Floor 79.90 sq m	(18' 0") (15' 7") (28' 1") (449 sq ft) (860 sq ft)	20 years from 25.12.2000 Rent review every 5th year FR & I by way of service charge	££22,000 p.a. Rent Review 2015 outstanding
First and Second Floor Flat	Individual	Maisonette	189 years from 17.06.1997	Peppercorn	Reversion 2186

(1) Firezza opened their first branch in Chelsea and Battersea in 2001. Today they trade from 17 locations throughout London and in Tunbridge Wells.
www.firezza.com

Total £22,000 p.a.

London SW11

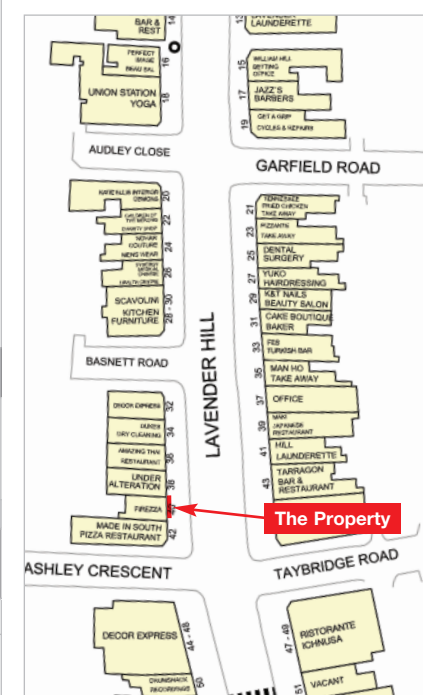
40 Lavender Hill

Battersea

SW11 5RL

- **Freehold Restaurant Investment**
- Restaurant let on a lease expiring in 2020
- Affluent South West London suburb
- Close to Clapham Junction Rail Station
- No VAT applicable
- Rent Review 2015 (outstanding)
- Total Current Rents Reserved
£22,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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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