

London SW11

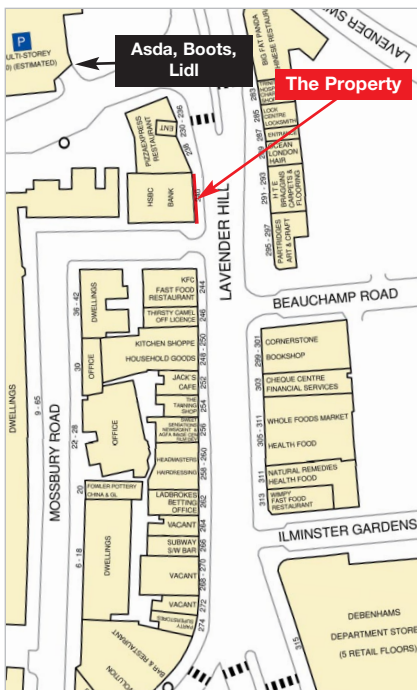
240 Lavender Hill

Clapham

SW11 1LH

- **Leasehold Bank Investment**
 - Occupied by HSBC Bank plc on a lease expiring in 2022
 - Well located in this prosperous London suburb
 - Comprises the entire four storey building
 - Rent Review 2017
 - Current Gross Rent Reserved
- £65,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 99 years from 24th June 1955 (thus having some 41 years unexpired) at a fixed ground rent of £270 per annum.

Location

Lavender Hill forms part of the busy shopping area in the prosperous suburb of Clapham, approximately four miles south-west of Central London. The area is very well served by public transport with Clapham Junction Railway Station situated at the bottom of Lavender Hill providing frequent mainline rail services to Central London. In addition numerous bus routes serve the area. The property is situated on the north side of Lavender Hill in a prominent corner position at the junction with Mossbury Road. Occupiers close by include Pizza Express (adjacent), a large Asda supermarket, KFC, Headmasters, Debenhams Department Store, Ladbrokes, Subway and Whole Foods Market. The prime shopping facilities on St John's Road and Clapham Junction Rail Station are both within 200 metres.

Description

The property is arranged on basement, ground and three upper floors to provide a banking hall on ground and first floors with ancillary accommodation in the basement and on the second floor.

The property provides the following accommodation and dimensions:

Gross Frontage	13.30 m	(43' 8")
Net Frontage	10.65 m	(34' 11")
Return Frontage	15.95 m	(52' 4")
Shop Depth	14.05 m	(46' 2")
Built Depth	16.00 m	(52' 6")

Basement	57.25 sq m	(616 sq ft)
Ground Floor	149.40 sq m	(1,608 sq ft)
First Floor	115.20 sq m	(1,240 sq ft)
Second Floor	114.50 sq m	(1,232 sq ft)
Total (NIA)	436.35 sq m	(4,696 sq ft)

Tenancy

The entire property is at present let to HSBC BANK PLC for a term of 15 years from 14th November 2007 at a current rent of £65,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

Tenant Information

Website Address: www.hsbc.co.uk
For the year ended 31st December 2011, HSBC Bank plc reported a pre-tax profit of £3.111bn and a net worth of £20.095bn. (Source: riskdisk.com 18.02.13.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allcop.co.uk

Viewings

To be held on Thursday, 14th March 2013 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allcop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 82 London SW11**.

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 Stephen Hughes, Lorrells LLP. Tel: 0207 681 8888 Fax: 0207 539 4599 e-mail: shughes@lorrells.com

