

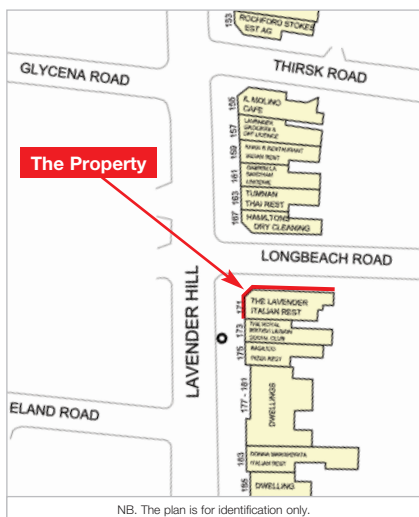
# London SW11 171 Lavender Hill Battersea SW11 5TE

- **Freehold Restaurant and Residential Investment**
- Comprising a prominent corner restaurant & four self-contained flats
- Restaurant let on a lease expiring 2034 (no breaks)
- Located in densely populated London suburb within 0.5 miles of Clapham Junction Rail Station
- Mixed use transaction therefore higher stamp duty rates not payable
- No VAT applicable
- Total Current Rents Reserved  
**£69,100 pa plus vacant possession of two flats (3) (4)**

**SIX WEEK COMPLETION AVAILABLE**



Flat 171a



NB. The plan is for identification only.



## 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. 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 enjoys a prominent corner position in the densely populated district of Battersea on the south side of Lavender Hill (A3036), which acts as the main thoroughfare through Battersea and leads north-east towards Vauxhall. Clapham Junction Rail Station is within 0.5 miles west of the property.

## Description

This prominent corner property is arranged on basement, ground and three upper floors to provide a ground floor restaurant with basement WCs and storage, 1 x two bedroom flat and 3 x one bedroom flats arranged over three upper floors. All of the flats are self-contained and accessed via an entrance fronting Longbeach Road. The restaurant also benefits from rear service access via a shared alleyway.

N.B. Floor plans for the flats are available on our website.

## VAT

VAT is NOT applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Mood & Co Ltd with two personal guarantees (1) t/a The Lavender	Gross Frontage 6.30 m (20' 8") Net Frontage 6.00 m (19' 8") Shop Depth 16.45 m (53' 11") Built Depth 21.10 m (69' 2") Basement (2) 35.00 sq m (377 sq ft) Ground Floor (2) 115.19 sq m (1,240 sq ft)	20 years from 03.03.2014 Rent review every 5th year FR & I	£34,000 p.a. (Rent deposit held)	Rent Review March 2019
Flat A	Vacant	Third Floor Flat - Two Rooms, Kitchen, Bathroom	(3)	—	—
Flat B	Individual	Second Floor Flat - Two Rooms, Kitchen, Bathroom	1 year from 07.07.2015	£16,380 p.a.	Reversion 2016
Flat C	Individual	First Floor Flat - Three Rooms, Kitchen, Bathroom	1 year from 19.09.2015	£18,720 p.a.	Reversion 2016
Flat D	Vacant	First & Second Floor Maisonette - Three Rooms, Kitchen, Bathroom	(4)	—	—

(1) [www.thelavenderlondon.com](http://www.thelavenderlondon.com)

(2) Not internally inspected by Allsop. Floor areas sourced from VOA website.

(3) We are advised Flat A was let at £16,120 p.a. until 30/01/2016 and is currently on the market with Courtenay at £1,400 p.c.m.

(4) We are advised Flat D was let at £16,380 p.a. until 18/09/2016 and is currently on the market with Courtenay at £1,400 p.c.m.

**Total £69,100 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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