

# Lot 15, 301-311 Railton Road and Arches to the Rear, Herne Hill, London, SE24 0JN

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Unbroken Retail Parade and Railway Arches Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Unbroken Retail Parade and Railway Arches Investment

- 5 Retail Units and 5 Railway Arches
- Adjacent to Herne Hill Railway Station
- Affluent South East London Location
- Asset Management Opportunities
- Important Forthcoming Rent Reviews
- Tenants include a Builders Centre, Popular Music Venue, Supermarket, Dry Cleaners and Delicatessen

#### Lot

15

#### Auction

22nd September 2022

#### Rent

Gross: £157,705 per Annum  
Exclusive  
Net: £144,205

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

1 mile south east of Brixton, 2 miles east of Clapham Common, 5 miles south-east of Central London

#### Roads

A215, A205, A23

#### Rail

Herne Hill Railway Station (Thames Link), North Dulwich Railway Station

#### Air

London Heathrow Airport, London Gatwick Airport

### Situation

Herne Hill is a highly affluent and popular suburb in south east London. The property is prominently located on the east of Railton Road which provides the main approach to Herne Hill Railway Station and the popular Brockwell Park. The station provides excellent footfall to the immediate area with approximately 2.95 million annual entries and exits and direct trains to London Victoria Station.

### Tenure

Leasehold. Held from The Arch Company Properties Limited for a term of 99 years from 15/10/1965 at ground rent of £13,500 per annum subject to a rent review in 2028. Full information on the rent review provisions will be available within the legal pack.

### Description

The property is currently arranged as a parade of 5 retail units with 5 railway arches to the rear. The retail units comprise ground floor retail accommodation and first floor ancillary accommodation. Tenants include a builders centre, delicatessen, cobblers, supermarket and a dry cleaners. The ground floor railway arches units currently comprise a popular live music venue and bar trading as Off The Cuff, 2 workshops and a music rehearsal and recording studio.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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### Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
301/303	Ground First	Retail Ancillary	63.25 58.70	(680) (631)	INDIVIDUALS t/a Herne Hill Builders Centre	15 years from 28/09/2019 (1)	£20,755	28/09/2024 28/09/2029 (28/09/2034)
305	Ground First	Retail Ancillary	41.06 31.30	(442) (336)	INDIVIDUAL t/a Dulwich Cobblers	15 years from 01/02/2021 (1)	£13,052	01/02/2026 01/02/2031 (01/02/2036)
307	Ground First	Retail Ancillary	41.10 33.70	(442) (362)	INDIVIDUAL t/a Sesami Delicatessen	15 years from 21/02/2020 (1)	£13,506	21/02/2025 21/02/2030 (21/02/2035)
309	Ground First	Retail Ancillary	42.00 32.10	(452) (345)	INDIVIDUALS t/a I A A Supermarket	15 years from 01/09/2001	£10,500	Holding Over
311	Ground First	Retail Ancillary	40.80 32.10	(439) (345)	INDIVIDUAL t/a Dulwich Dry Cleaners	15 years from 15/03/2010 (1)	£10,500	(15/03/2025)
644/645	Ground	Live Music Venue	193.88	(2,086)	OTC HOLDINGS LTD t/a Off The Cuff Live Music Venue (4)	10 years from June 2022	£65,000	(June 2032)
646	Ground	Workshop/Storage	91.35	(983)	INDIVIDUAL	10 years from March 2014	£8,924	(March 2024)
647	Ground	Workshop/Storage	83.19	(895)	INDIVIDUAL t/a Guybon Ltd	10 years from March 2014 (2)	£5,814	(March 2023) (2)
648	Ground	Music Studio	75.80	(815)	INDIVIDUAL t/a DTM Rehearsal Space Ltd	10 years from September 2019	£9,600	01/09/2024 (September 2029)
<b>Total Approximate Floor Area</b>			<b>858.47</b>	<b>(9,125) (3)</b>			<b>£157,705</b>	

(1) The lease provides for a tenant option to determine the lease on the 3rd and 6th anniversaries.

(2) A surrender of the lease has been agreed with the tenant to vacate no later than 31/03/2023.

(3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(4) Off The Cuff is a live music bar in the heart of Herne Hill, offering an array of events throughout the week. OTC was Winner of 'Best Bars' in Time Out's Love London Awards 2015. ([offthecuffbar.co.uk](http://offthecuffbar.co.uk))

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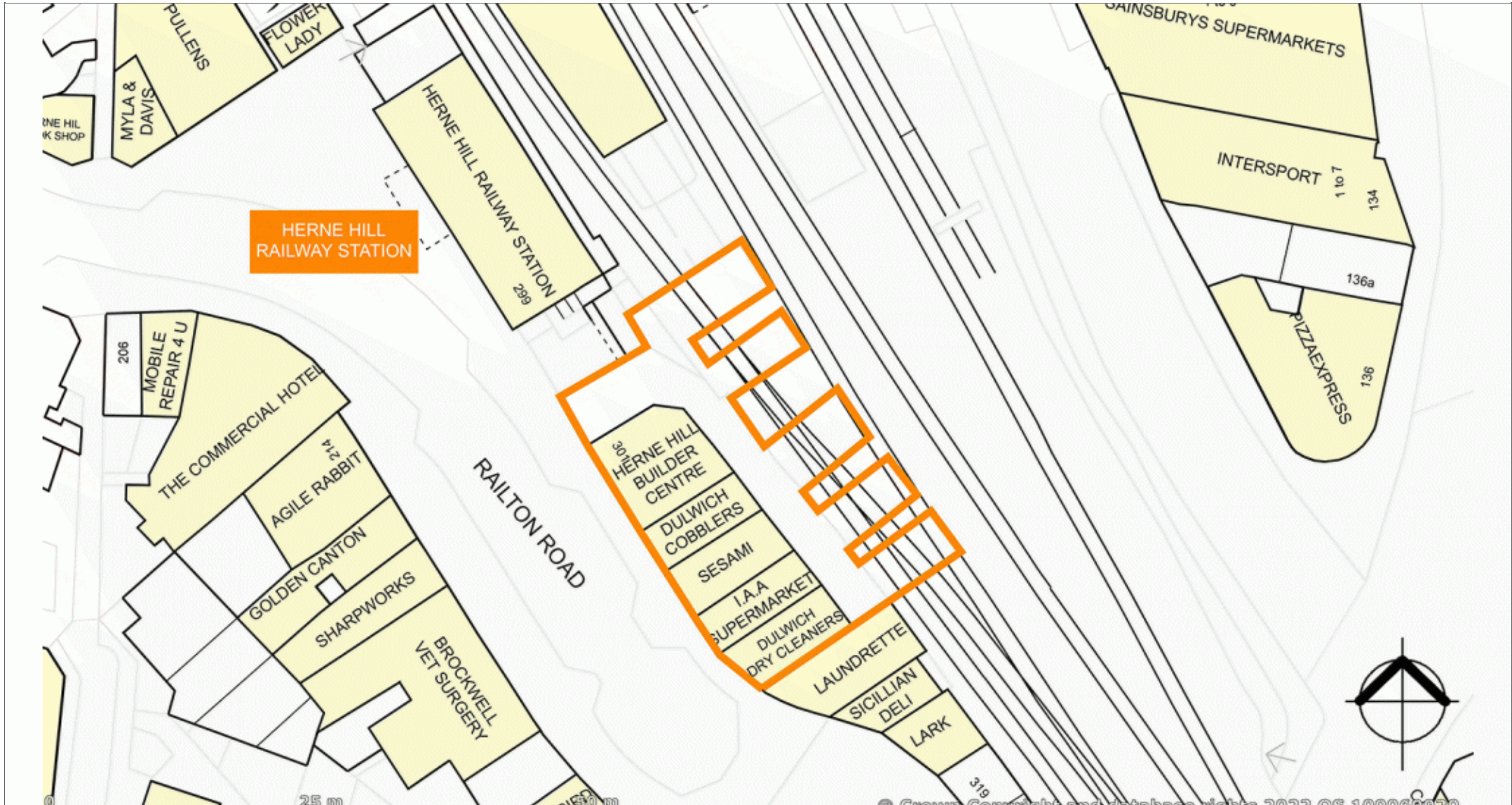
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