

Lot 26, 245 Lavender Hill, Clapham Junction, London, SW11 1JW

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Restaurant Investment

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Property Information

Freehold Restaurant Investment

- Bar Let until 2036 t/a Bar Social (No Breaks)
- Tenant has occupied the property since 2007
- Comprises a Ground floor Bar and 3 Flats
- Fashionable South-West London location
- 3 Flats with 64 years unexpired
- 500m from Clapham Junction Railway Station
- Close to Clapham Common and Battersea Park
- Nearby occupiers include HSBC, Pizza Express and KFC

Lot

26

Auction

15th December 2022

Rent

£42,300 per Annum Exclusive
(1) (2)

Sector

Restaurant

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

3 miles south-west of Central London, 400 metres to Clapham Common, Less than 1 mile south of Battersea Park, 750 metres east of Clapham Junction Station

Roads

A3, A3220, A3205

Rail

450m From Clapham Junction Railway Station

Air

London City Airport, London Heathrow Airport, London Gatwick Airport

Situation

Clapham is a popular and fashionable South West London suburb. The property is prominently located on the south side of the busy Lavender Hill (A3036), in the heart of Clapham. The Property benefits from being approximately 500m from Clapham Junction Railway Station. Nearby occupiers include HSBC, Pizza Express, KFC and an eclectic mix of independent bars, restaurants and shops.

Tenure

Freehold.

Description

The property comprises a ground floor bar with ancillary basement accommodation. The three upper floors comprise one flat each which have been sold off on long leases.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|--|------------------|----------------------------|-----------------------------|---------------------------|--|----------------|---------------------------------|
| Ground Basement | Bar Ancillary | | | INDIVIDUAL t/a Bar Social | 15 Years from 4th April 2021 until 04/04/2036 | £42,000 (1) | 04/04/2026 04/04/2031 (1) |
| First Second Third | 3 x Flats | - | (-) | INDIVIDUALS | Each let for 99 years from 25/03/1987 | £300 (2) | 25/03/2053 (2) |
| Total Approximate Commercial Floor Area | | | | | | £42,300 | |

(1) The lease provides for fixed rental increases to £44,000 per annum exclusive on 04/04/2026 and £46,000 p.a.x. on 04/04/2031.

(2) Each flat has been let on a long lease at a current ground rent reserved of £100 per annum exclusive.

(3) The Seller is holding a rent deposit of £19,250.

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September 2020