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For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)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 Auction 26 15th December 2022 Rent £42,300 per Annum Exclusive (1)(2)Sector Status Restaurant Available **Auction Venue** Live Streamed Auction

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

Description	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
accommoda	ty comprises a ground floor bar with ancillary basement ation. The three upper floors comprise one flat each which have beer long leases.
VAT	
VAT is not a	applicable to this lot.
Completic	on Period

Six week completion

DISCLAIME

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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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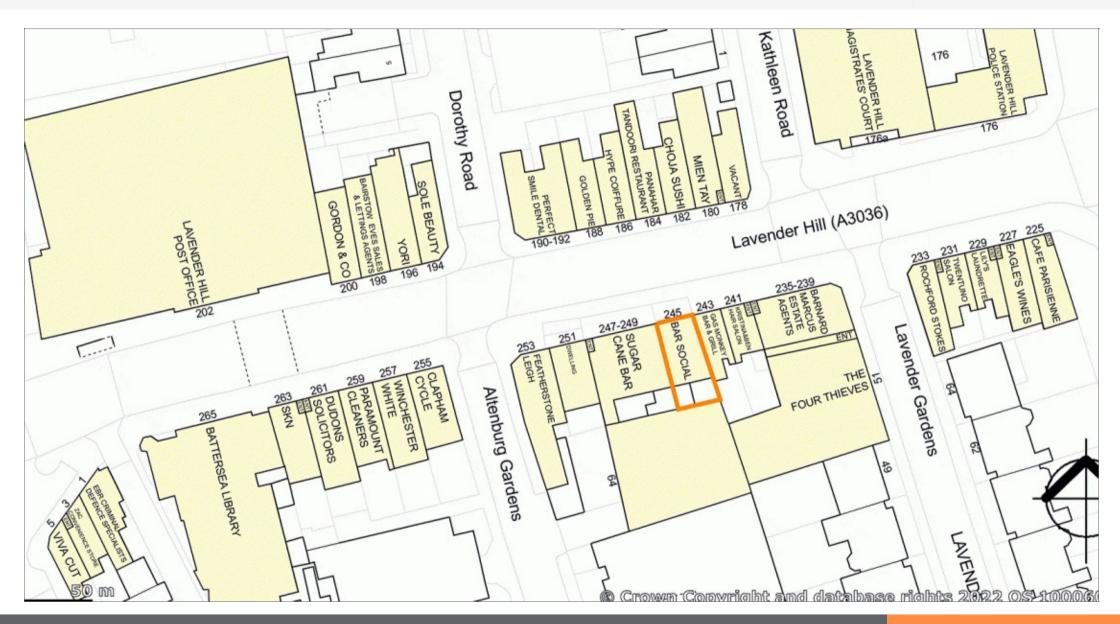


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Contacts

Acuitus

John Mehtab +44 (0)20 7034 4855 +44 (0)7899 060 519 john.mehtab@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk

Seller's Solicitors

JPC Law LLP Omni House, 252 Belsize Rd London NW6 4BT 0207 644 7290

Michael Cohen 0207 644 6099 mcohen@jpclaw.co.uk

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