

**Lot 13, 44-46 Falcon Road, Battersea, London,
SW11 2LR**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 13, 44-46 Falcon Road, Battersea, London, SW11 2LR

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

Property Information

Freehold Commercial and Residential Investment

- Currently comprises Ground Floor Gym with 25 flats above
- Recently Developed Attractive Building
- Commercial space currently let to NEM Leisure Ltd (t/a Energie Fitness) until January 2033
- Agreement for lease signed with Tesco Stores Ltd in respect of the commercial space - 15 year term at £115,000 p.a (subject to conditions)
- Highly Affluent and Densely Populated South West London District
- 400 metres north of Clapham Junction Railway Station

Lot 13
Auction 13th July 2023

Rent £115,000 per Annum Exclusive

Status Available

Sector Leisure

Auction Venue Live Streamed Auction

On Behalf of Joint LPA Receivers

Location

Miles 5 miles south west of Central London, 800 metres south west of Battersea Park,
Roads A3205, A3220, A205, A214
Rail Clapham Junction Railway Station (London Waterloo and Victoria)
Air London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

The property is located in the affluent and fashionable London suburb of Battersea some 5 miles south west of Central London. The property is situated on the western side of the busy Falcon Road close to its junction with York Road (A3205) which provides direct access to Nine Elms/ Vauxhall and Wandsworth. The property benefits from being less than 400 metres north of one of Britain's busiest railway interchanges, Clapham Junction Railway Station. The immediate vicinity consists of predominantly high density affluent residential housing along with local retailers, restaurants and cafes. Nearby occupiers include Greggs and JD Wetherspoons.

Tenure

Freehold.

Description

The property forms a newly developed building to include a commercial space on the ground floor, currently used as a gym, together with 25 flats on the upper four floors. The residential accommodation has been sold off on a long lease.

The commercial space may be suitable for alternative uses such as retail/supermarket subject to necessary consents and permissions.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 13, 44-46 Falcon Road, Battersea, London,

SW11 2LR

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review
Ground	Commercial (currently used as Gym)	455.95	(4,907)	currently let to NEM LEISURE LIMITED t/a Energie Fitness (1) Agreement for lease signed with Tesco Stores Ltd - subject to conditions (3)	15 years from 12/01/2018 until 11/01/2033	£115,000	12/01/2028
First Second Third Fourth	25 Flats	-	-	MONTAGU INVESTMNETS (LONDON) LIMITED	999 years from 17/05/2019	Peppercom	
Total Approximate Commercial Floor Area		455.95	(4,907) (2)			£115,000	

(1) Energie Fitness are a multi award-winning franchise brand that's had 3 consecutive Top 10 rankings in the Elite Franchise Top 100 UK Franchises 2019-2021, securing their place as the #1 Fitness Franchise in the UK.

(2) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(3) The Seller has recently entered into an agreement for lease with Tesco Store Ltd to take a lease over the entire ground floor commercial space of the building. The terms are for a 15 year lease at a headline rent of £115,000 p.a.x. subject to a rent free period. This proposed lease is subject to conditions, planning being obtained and gaining vacant possession. Full information is available within the legal pack.

Lot 13, 44-46 Falcon Road, Battersea, London,

SW11 2LR

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



**Lot 13, 44-46 Falcon Road, Battersea, London,
SW11 2LR**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



**Lot 13, 44-46 Falcon Road, Battersea, London,
SW11 2LR**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



**Lot 13, 44-46 Falcon Road, Battersea, London,
SW11 2LR**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 13, 44-46 Falcon Road, Battersea, London,

SW11 2LR

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Blake Morgan

Apex Plaza, Forbury Road

Reading

RG1 1AX

Michael Ward

0118 955 3084

michael.ward@blakemorgan.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020