

Lot 14, 247-249 Lavender Hill, Clapham, London,

SW11 1JW

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Freehold Bar/Restaurant Investment

www.acuitus.co.uk

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Property Information

Freehold Bar/Restaurant Investment

- Bar let until 2028 t/a Sugar Cane Bar
- Comprises a Ground and Lower Ground Bar & 6 Flats
- Fashionable South-West London Location
- 500m from Clapham Junction Railway Station
- Close to Clapham Common and Battersea Park
- Nearby occupiers include JD Wetherspoon, Travelodge, Pizza Express, Whole Foods, TK Maxx and KFC

Lot

14

Auction

13th December 2023

Rent

£81,200 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

3 miles south-west of Central London, 400 metres to Clapham Common, Less than 1 miles 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 JD Wetherspoon, Travelodge, Pizza Express, Whole Foods, TK Maxx, KFC and an eclectic mix of independent bars, restaurants and shops.

Tenure

Freehold.

Description

The property comprises a substantial ground and lower ground floor commercial unit trading as a bar with ancillary accommodation. The three upper floors comprises two flats 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 Lower Ground	Bar Bar/Ancillary	139.33 244.30	(1,500) (2,630)	INDIVIDUALS (t/a Sugar Cane Bar) (1)	25 years from 29/09/2003	£80,000	(28/09/2028)
First Second Third	4 x Flats	-	(-)	Let on 4 x separate leases to individuals	Each let for a term of 125 years less 5 days from 25/03/1992 (2)	£1,200	-
First Second	2 x Flats	-	(-)	Let on 2 x separate leases to individuals	Each let for a term of 215 years less 5 days from 25/03/1992	Peppercorn	-
Total Approximate Commercial Floor Area		383.63	(4,130)			£81,200	

(1) The Seller is holding a rent deposit equal to 6 months rent. Information on the tenants business can be found at www.thesugarcane.co.uk

(2) The tenant of Flat 1 has served notice on the Seller to extend the lease by 90 years.

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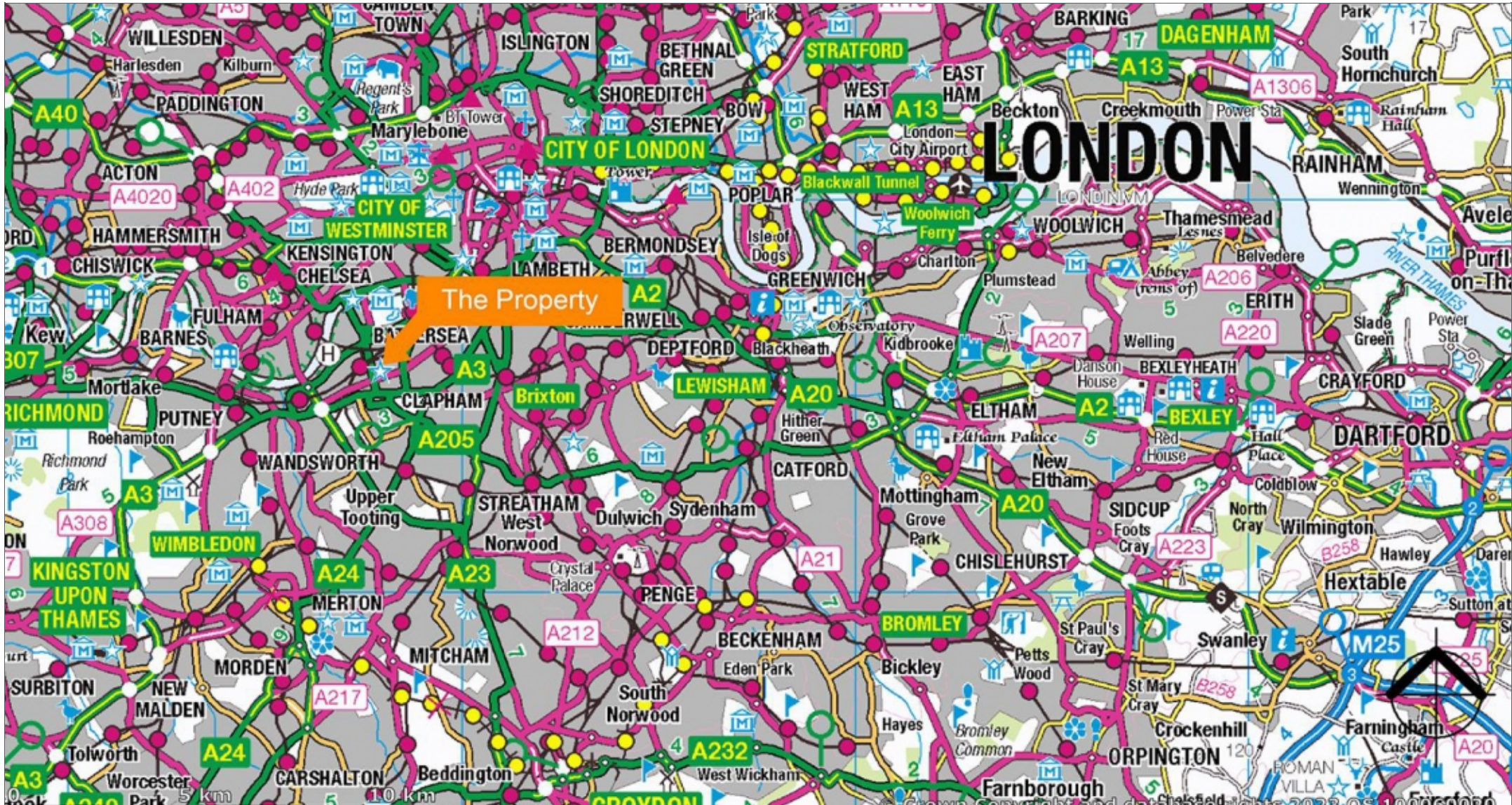
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September 2020