

Lot 16, 247-249 Lavender Hill, Clapham, London,

SW11 1JW

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Freehold Bar/Restaurant Investment

www.acuitus.co.uk

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Property Information

Freehold Bar/Restaurant Investment

- New 20 year lease (no breaks)
- Let to A Taste of Africa Limited with two personal guarantors and an Authorised Guarantee Agreement
- Includes a double fronted bar & 6 flats
- Fashionable South-West London Location
- 500m from Clapham Junction Railway Station
- Close to Clapham Common and Battersea Park
- Nearby occupiers include HSBC, Pizza Express, KFC, Clapham Cycles and Barnard Marcus

Lot

16

Auction

13th February 2025

Rent

£80,900 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 HSBC, Pizza Express, KFC, Clapham Cycles and Barnard Marcus and an eclectic mix of independent bars, restaurants and shops.

Tenure

Freehold.

Description

The property comprises a ground and lower ground floor 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

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.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx (sq ft)	Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Ground Lower Ground	Bar Bar/Ancillary	139.33 244.30	(1,500) (2,630)	A Taste of Africa Limited (CRN: 11957992) with 2x Personal Guarantors and an Authorised Guarantee Agreement (1) (3)	20 years from 08/01/2025	£80,000	08/01/2030 and 5 yearly (07/01/2045)
First Second Third	6 x flats	-	(-)	Let on 6x separate leases to individuals	3 flats are let for a term of 125 years less 3 days from 25/03/1992 and 3 flats have had 90 year lease extensions at a peppercorn rent.(2)	£900	-
Total Approximate Commercial Floor Area		383.63	(4,130)			£80,900	

(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) Flats 4,5 and 6 are each let for a term of 125 years less 5 days from 25/03/1992 each a a current rent reserved of £300 PAX rising by £150 PAX every 25 years and flats 1,2 and 3 have had 90 year lease extensions at a peppercorn rent

(3) As to the Commercial lease of the basement and Ground floor, the lease has two personal guarantors for the entire duration of the lease and an Authorised Guarantee Agreement until 2030

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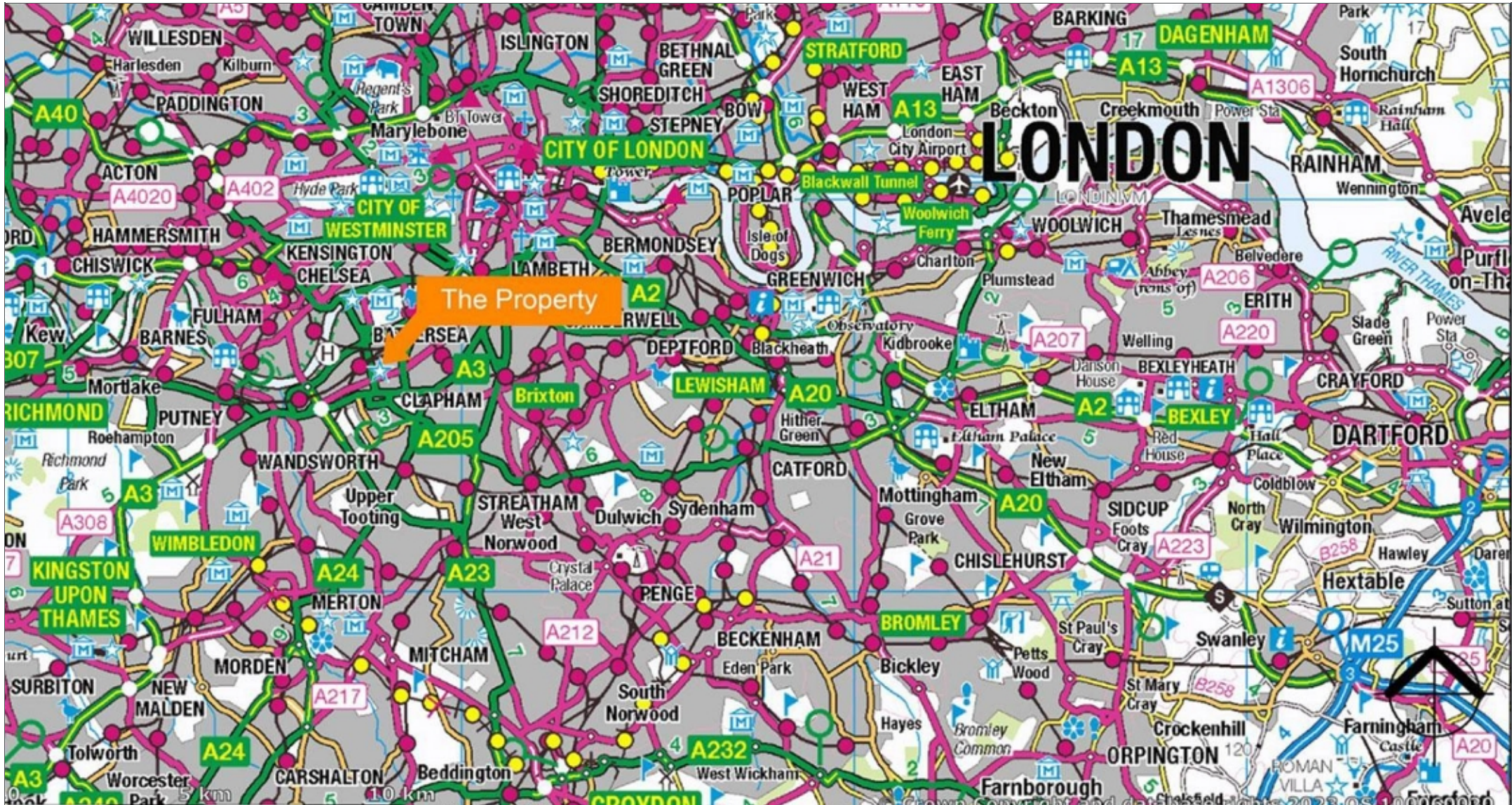
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2024