

# 17

THE PAVEMENT  
CLAPHAM COMMON  
LONDON  
SW4 0HY



## FREEHOLD INVESTMENT **FOR SALE**

A rare opportunity to acquire a prominent trophy building in superb location overlooking Clapham Common.

5,704 SQ. FT (529.98 SQ. M) APPROX

## Location

**The property is well located on The Pavement, close to the junctions with Clapham High Street and Clapham South Side. The Pavement runs between Clapham High Street and Old Town Clapham and is currently on a one-way road system .**

The building is in a prominent parade of shops and restaurants and in a desirable location overlooking Clapham Common. There is a good mix of commercial and residential occupiers within the immediate and surrounding area.

Clapham Common Underground Station (Northern Line) is extremely close to the subject building (2 minutes walk) and numerous bus routes service the area. Also within half a mile distance is Clapham Junction, the busiest station in Britain where services include the Gatwick Express.

## Description

**The property comprises a prominent four storey detached Georgian Period building of solid brick construction beneath a timber framed and slate covered roof with parapet walls to the front and back gutter. There are original double-hung sash windows throughout.**

The property which is Grade 2 Listed and situated in a Conservation area provides a retail shop on the ground and basement floors with two flats (Flat 1 and 2) on the first to third floors of the main front building and two further flats (Flat 3 and 4) at the rear of the main building on lower ground, ground, first and second floors. All the flats are in good decorative order.

There is a single storey building to the rear of the courtyard which houses part of flat 4. All the flats are accessed through the main building. In addition the alleyway to the side of the property, which forms part of the freehold title, can also be used for access to the flats.

The building has been recently renovated to the rear and there are two flats accessed via a recently developed courtyard area at the rear of the main building. The courtyard has some outside seating and store units (used for bicycles etc.). The courtyard can be accessed through the main building hallway or via the alley to the side which has a gate to both the street and also the courtyard. The courtyard has a brick wall boundary.

The ground floor currently trades as "The Common " Coffee Shop and provides open plan space on the ground floor with a fully glazed frontage and rear window providing excellent natural light throughout. The space is beautifully fitted out with wooden floors, serving, superb 3.18m ceiling height, spotlighting and some internal period features. The basement, accessed via the mid section of the ground floor, provides storage space, WC/sink and small tea point and benefits from a paved slab floor, beams and wall lights.

There is further storage accommodation in the basement, which is accessed from an internal and external staircase. The space has a ceiling height of 1.94m but has no natural light. This accommodation is currently vacant but has development potential subject to planning, Building Regulations, etc.



**Flat 1** The first floor Flat 1 comprises one large double bedroom with large reception room, separate large kitchen, large bathroom with separate shower and is in an excellent condition with parquet flooring, spotlights, period feature fireplace, gas central heating serving radiators and good natural light and ceiling height. This flat benefits from an outstanding view over the Common.

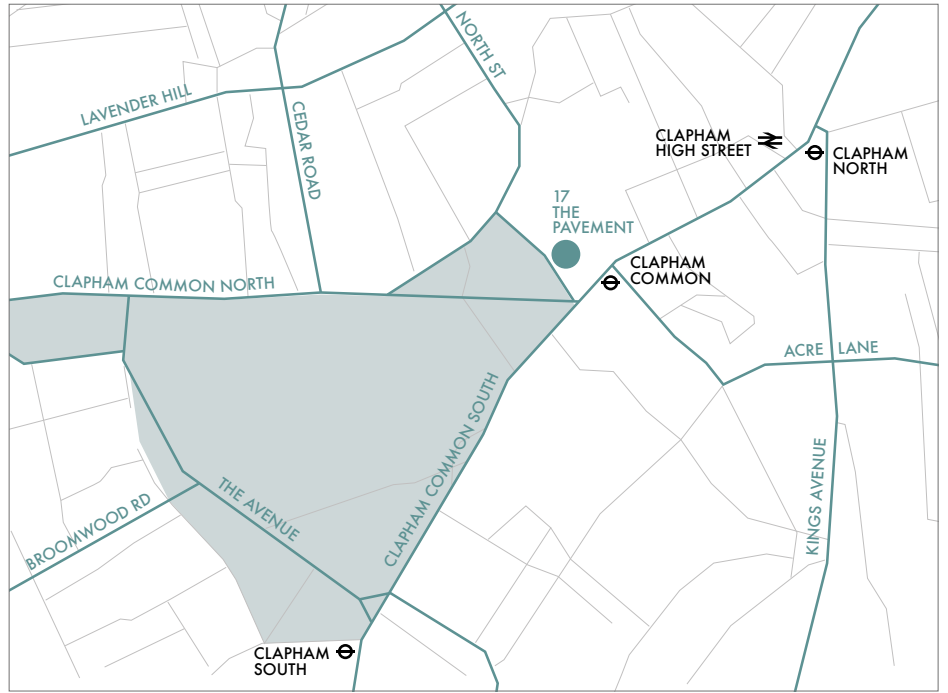
**Flat 2** is a three bedroom maisonette on the second and third floors also with spectacular views over the Common from both floors. It comprises on the second floor a kitchen, large reception room, bedroom and one shower and WC at half landing level.

On the third floor there are two further large bedrooms (one having an en-suite bathroom) and a further family bathroom. The flat is in a similar specification to the first floor flat being in excellent condition. The flat also has the benefit of gas central heating.

**Flat 3** (Flat D) is a two bedroom maisonette on the first and second floors comprising a reception room, kitchen and bathroom on the first floor and two double bedrooms on the second floor. The flat also has the benefit of a private ground floor entrance hall and gas central heating serving radiators.

**Flat 4** is a two bedroom maisonette on the ground and lower ground floors. It has been recently refurbished to a high specification. On the ground floor, which has parquet flooring, there is a glazed atrium providing the kitchen and lounge area with fabulous natural light. There is also a double bedroom with fireplace, window shutters and carpeting and a shower room. The lower ground floor provides a further large double bedroom, with en-suite bathroom with separate shower and a walk-in wardrobe and has natural light. The flat also has the benefit of gas central heating throughout.

As stated the property includes ownership of the adjoining alleyway. We understand adjoining occupiers do have a right of way over the alleyway.



The building is in a desirable location overlooking Clapham Common.

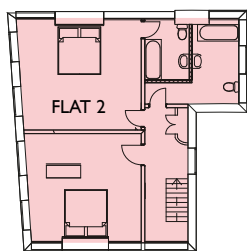
### Accommodation

Approximate floor areas (subject to site survey)

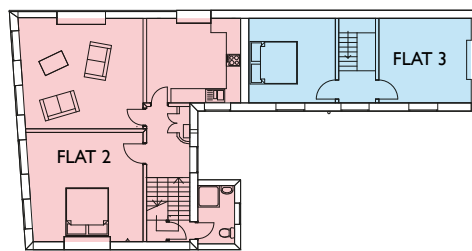
Ground Floor	728 sq ft	67.66 sq m
Basement (part of shop)	116 sq ft	10.81 sq m
Basement (storage only)	659 sq ft	61.26 sq m
Flat 1	861 sq ft	79.98 sq m
Flat 2	1,631 sq ft	151.51 sq m
Flat 3	743 sq ft	69.05 sq m
Flat 4	966 sq ft	89.71 sq m
<b>TOTAL</b>	<b>5,704 sq ft</b>	<b>529.98 sq m</b>

The commercial areas are net internal and the residential and basement storage (excluding shop storage) are gross internal.

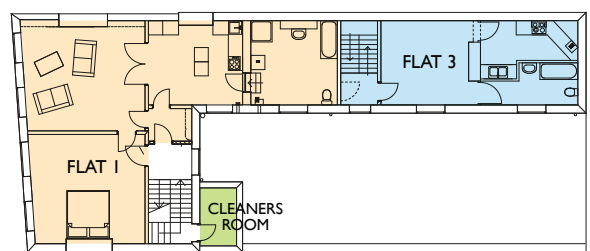
THIRD FLOOR



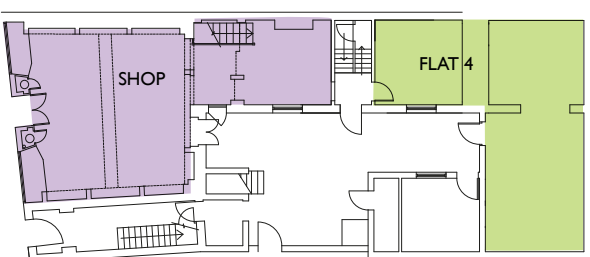
SECOND FLOOR



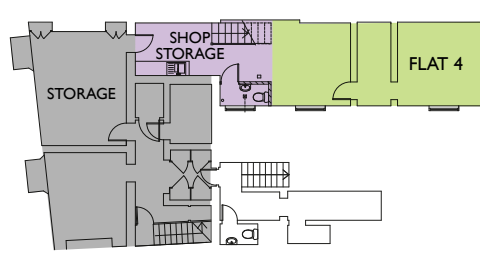
FIRST FLOOR



GROUND FLOOR



BASEMENT



# 17 THE PAVEMENT CLAPHAM COMMON LONDON

## Tenancies

The ground floor and basement are let to RJB Stone Ltd for a 10 year term from 19 September 2014. The current rental passing is £65,000 per annum exclusive and there is an upward only rent review in September 2019.

The Retail Shop currently trades as "The Common" Coffee Shop.

The flats/maisonettes are all let on Assured Shorthold Tenancies (ASTs) and are currently generating an income of £96,020 per annum. The total current income is £161,020 per annum.

## Sale price

Price on Application for the Freehold interest subject to the existing leases and Assured Shorthold Tenancies on the shop and flats respectively.

The acquisition of the Share Capital (100%) of the owning company is also available if required by any prospective purchaser.

## Service Charge

The various tenants each pay a proportion of the Service Charge. The items covered and proportions to be confirmed.



## Business Rates/Council tax

The ground floor and basement shop premises have a Rateable Value of £37,500 and interested parties are advised to make their own enquiries of the Local Authority for the business rates payable.

The council tax bands for the flats are as follows:

**Flat 1 Band D**  
**Flat 2 Band E**  
**Flat 3 Band D**  
**Flat 4 Not yet assessed.**

## EPC

Energy Performance Asset Rating - we understand the building is exempt as a Listed building.

## Legal Costs

Each party to bear their own legal costs in this transaction.

## Viewing

Strictly by appointment through joint sole agents:  
Currell Commercial Ltd and Lamberts Chartered Surveyors.



# Currell

**Jon Morell** 020 7096 2785  
j.morell@currell.com

**Beverley Hedge** 020 7704 7514  
b.hedge@currell.com

**Dean Marks** 020 7096 2780  
d.marks@currell.com

 **Lamberts**  
Chartered Surveyors

**Chris Baker** 020 752 02756  
chris.baker@lambertsurv.co.uk

**Molly Ripsher** 020 752 02302  
molly.ripsher@lambertsurv.co.uk

Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely. 4. Value Added Tax - All rents, premiums, prices or other financial arrangements and charges stated are exclusive of Value Added Tax. Currell Commercial Ltd. Registered in England No 3905752. Registered Office: 9 Bonhill Street, London EC2A 4DJ