

Clapham Old Town Freehold For Sale

1-3 Old Town Clapham
SW4 0JT

Well presented period property in
the heart of Clapham Old Town.

Guide price: £525,000.

Commercial space to be sold
with Vacant Possession.

The upper parts have been sold
on a long lease.

Excellent transport links.



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Location: The property is located within an affluent mixed commercial and residential area in the heart of Clapham Old Town. Nearby occupiers include The Rectory, Trinity Restaurant, Virgin Active, Barnard Marcus and Gail's Bakery. The property is 400m from Clapham Common underground station and is well served by public transport and other amenities.

Description: The freehold comprises a 3 storey mid terrace Grade II listed building with an abundance of original period features. The property is understood to have been constructed circa 1700.

The ground floor extends to approximately 700 sq ft NIA, and benefits from gas central heating, air conditioning, a kitchenette and two WCs.

The basement is accessed via a trapdoor and ladder, and houses an oven with cast iron door into the pavement vaults thought to date back to the original construction. There is the potential to improve the access and natural light to the basement space.

The commercial space is currently occupied by an estate agency, and will be sold with vacant possession.

The upper flat has been sold on a 125 year lease from 11th May 2007 with an annual ground rent of £150.

Guide Price: £525,000 for the freehold interest.

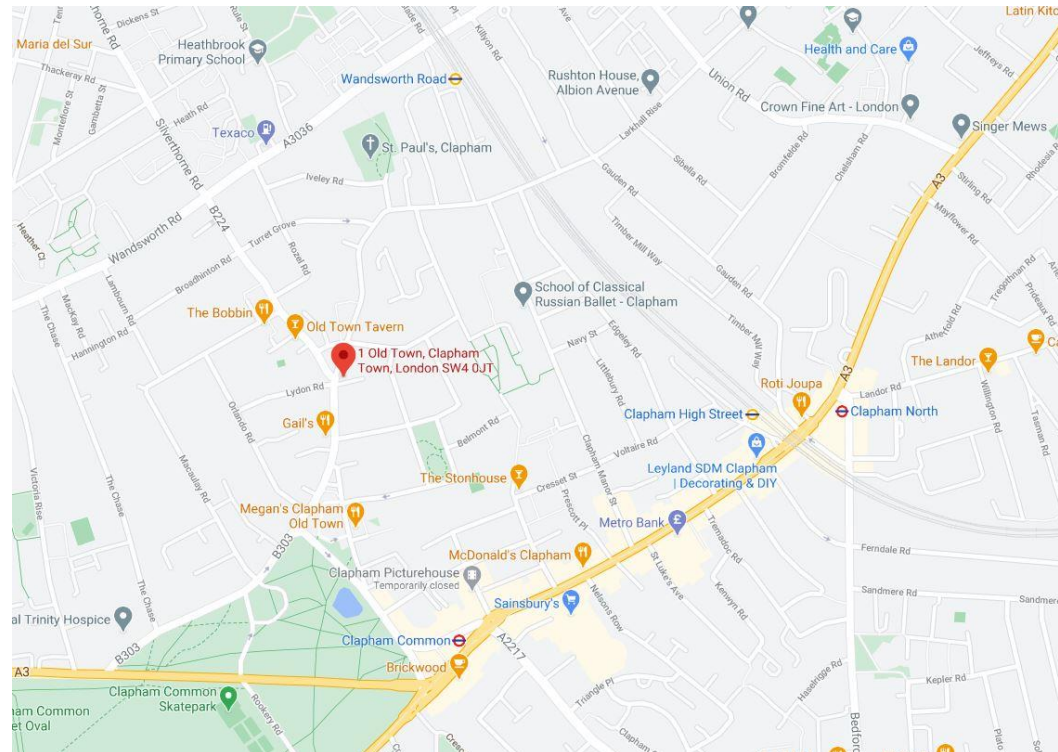
VAT: TBC

Business Rates: Interested parties are advised to make their own enquiries with Lambeth Borough Council – COVID-19 business rates relief may apply.

Rateable Value (2017) - £30,250

EPC Rating: An EPC has been commissioned.

Legal Costs: Each party to be responsible for their own legal costs.



Measurements:

Front Retail/Commercial Space	37 sq m	398 sq ft
Rear Office	23.2 sq m	250 sq ft
Rear Kitchen	5.1 sq m	55 sq ft
WC	3 sq m	32 sq ft
Basement	31 sq m	333 sq ft
TOTAL	99.3 sq m	1,068 sq ft

Viewing: For further information and viewings, please contact sole agents Ashley or Matthew at Randell Commercial on 020 7135 2033.

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