

LOT 146 - London

Commercial Auction - 8th December 2021

allsop



Freehold Shop and Residential Ground Rent Investment

5/5A Lavender Sweep, Clapham Junction, London, SW11 1DY

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GUIDE PRICE *

£205,000+

Gross Initial Yield 8.9%

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Online

Bidding will open at 11.00 am for ALL lots. Lot 1 closes from 12.00 midday

Key Features

- Popular and affluent south west London suburb
- Comprising a barber shop (t/a Viva Cut) arranged over ground and basement together with rear yard, and upper floors sold off on a long lease
- Shop let on a lease expiring in February 2022, the tenant has indicated they wish to renew
- The property is a short walk from Clapham Junction Station
- Close to Pizza Express, Whole Foods and an Asda supermarket/car park
- VAT is not applicable
- **Six Week Completion Available**

Total Current Rent Reserved

£18,250 p.a.

Tenure

Freehold



Location

- ★ Lavender Hill forms part of the busy shopping area in the prosperous suburb of Battersea, approximately 4 miles south-west of Central London.
- A The area has excellent transport links, with the nearby A3 and A205 (South Circular Road) giving access to South and West London respectively, as well as the M25, M3 and M4 motorways.
- 🚆 Trains from Clapham Junction to London Waterloo and London Victoria depart approximately every 1 to 7 minutes with a journey time of between 6 and 12 minutes.
- 🚏 The property is situated at the northern end of Lavender Sweep, at its junction with Lavender Hill, some 300m from Clapham Junction Station
- 🛒 Occupiers close by include Pizza Express, HSBC Bank, KFC, Whole Foods, an Asda superstore and a Royal Mail sorting office, amongst many others

Additional Information

- A ground floor shop with basement storage accommodation together with a rear yard
- The first and second floor residential accommodation has been sold off on a long lease

VAT - VAT is not applicable to this Lot.

Allsop

Chris Childs.

Tel: 02075436817

Email: chris.childs@allsop.co.uk

Sellers Solicitor

Keith Miller.

Marks Miller & Co

Tel: 01277633991

Email: kcmiller@marksmiller.co.uk

Schedule

Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
5	Mr H Haider (t/a Viva Cut)	Ground	31.9 sq m	343 sq ft	15 years from 09.02.2007 FR& I	£18,000 p.a.	Reversion 08.02.2022
		Basement	42.6 sq m	459 sq ft			
		Subtotal	74.5 sq m	802 sq ft			
5A	Individual	First and Second - Residential			99 years from 01.01.2014	£250 p.a.	Fixed uplift to £500 p.a. in 2040
					Total	£18,250 p.a.	

N.B. Not measured by Allsop, floor areas provided by the Joint Auctioneer

Featured 1

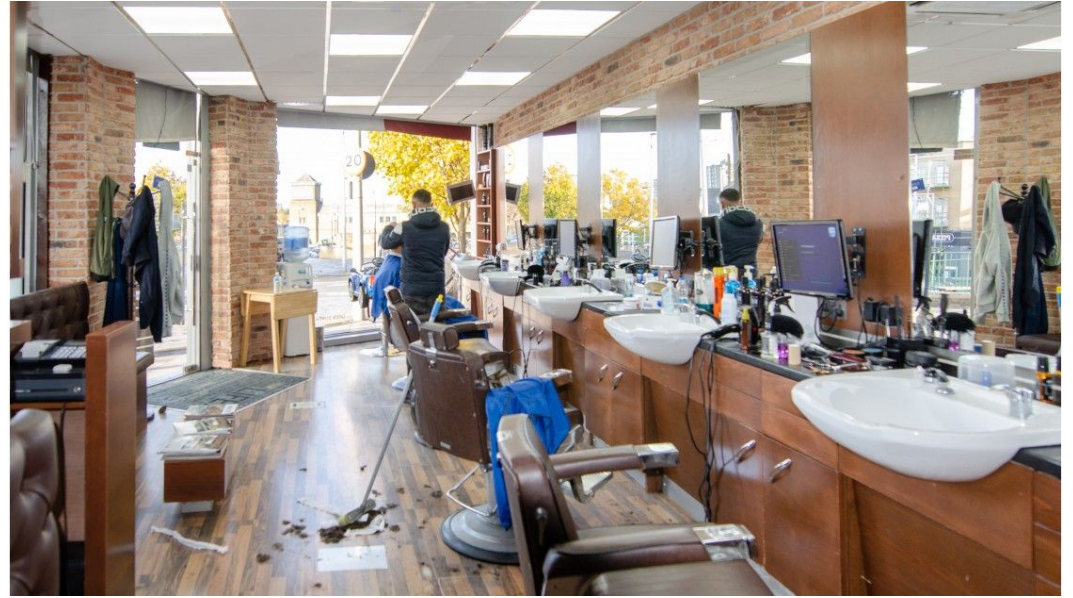


Featured 2



Featured 3





Disclaimer

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Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,250** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£250** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 inclusive of VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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