



FOR SALE FREEHOLD RETAIL INVESTMENT

101 Clapham High Street, London SW4 7TB

Ground floor Class E premises with rear garden, 491 sq ft (45.6 sq m)

Price - Offers in the region of £485,000, which represents a NIY of 5.91%, after deducting purchaser's costs.

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

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Location

The property is located on Clapham High Street, across from the junction with Clapham Manor Street. The location is well served by public transport links, with various bus routes running along the High Street, whilst Clapham Common, Clapham High Street and Clapham North Stations are situated circa 250, 300 and 400 metres away from the property respectively.

Nearby occupiers include: Taco Bell, Subway, Puregym, Evans Cycles, Metro Bank, Nando's, Fireaway Clapham, Popeyes, Sainsbury's and Dexters, amongst a host of other independent and national operators.

Description

The shop is arranged over ground floor only and benefits from a garden to the rear of the property.

It may be possible to extend into the garden to increase the size of the shop, subject to obtaining the necessary consents.

Tenancy information

The shop is let to Business Mail Solutions Ltd, trading as Mail Boxes Etc for 15 years from 26th March 2018, with 5 yearly, upwards only rent reviews. The current rent is £30,000 pax. The last rent review has not been implemented yet.

Tenure

Freehold, subject to the existing lease on the ground floor and a 125 year long leasehold on 101a Clapham High Street (peppercorn ground rent), which is the residential upper parts.

EPC - D-89

Price

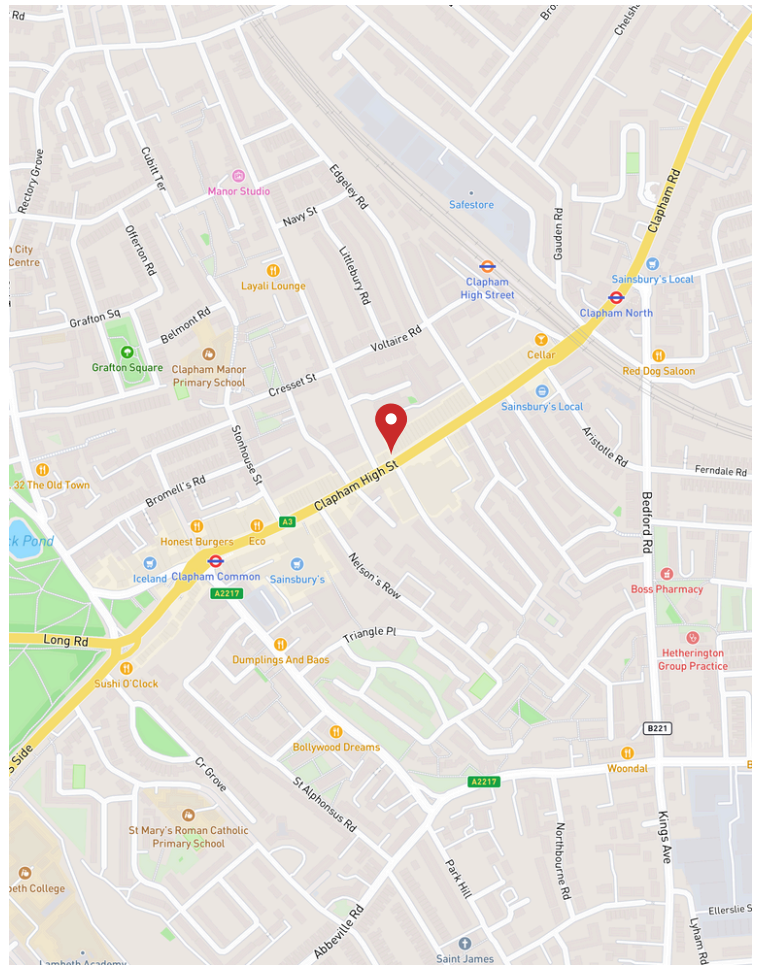
Offers in the region of £485,000 for the freehold interest which represents a NIY of 5.91% after deducting purchaser's costs.

Size (all measurements are approx NIA)

Room	Sq ft	Sq m
Ground floor	491	45.6
Garden	525	48.7
ITZA	345	32.0

Further information

Further information such as the leases, title register and title plan etc can be found in the data room. For access please contact us.



Contact Owners Sole Agents

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.