



A1 Retail Investment For Sale - Stockwell SW9

- o Popular South West London location.
- o 1 minute walk to Stockwell Underground.
- o £200,000 for the long leasehold interest.
- o 7% Gross Initial Yield.
- o Upcoming rent review (August 2019).
- o Strong local sub-tenant trading since 2004.

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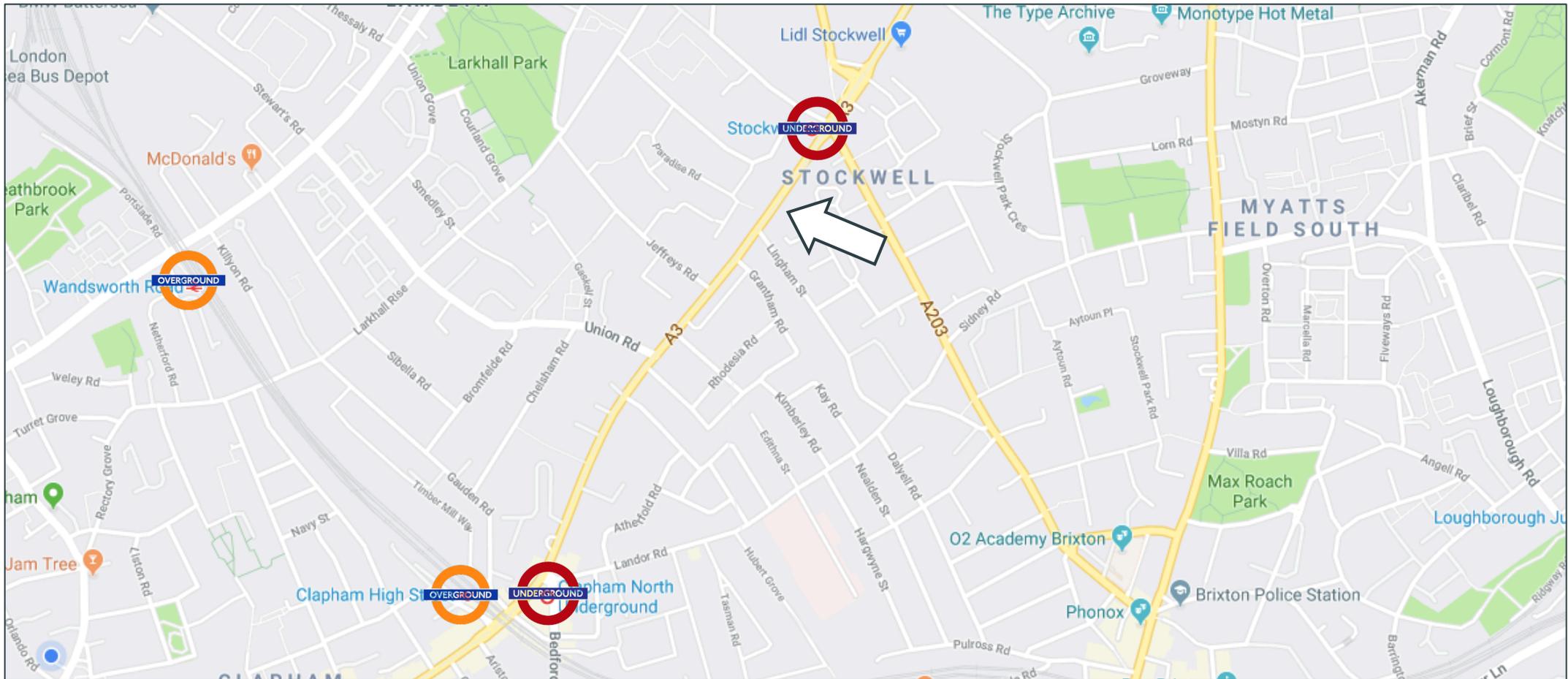
Evans Pearson

Chartered Surveyors



RICS

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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

LOCATION

The property is situated in a mixed retail parade on the South East side of Clapham Road, close to the junction with Lingham Street. Neighbours include popular local businesses with national operators such as Sainsburys Local and Costcutter apparent as you head up towards the station. Both the Northern Line and Victoria Line are accessible via Stockwell Underground Station which is located approx. 400ft to the North.

DESCRIPTION

The property consists of a ground floor commercial unit, currently trading as *Shapes 2 Barbers*.

ACCOMMODATION

Ground: 69.20 sqm (745 sqft)

TENANCY

The property is currently let on a 20 year lease from 1st August 2004, expiring 31st July 2024. The passing rent is £14,000 per annum exclusive with open market rent reviews every 5 years. The lease is inside the provisions of the Landlord and Tenant Act 1954.

PLANNING

We understand the property has A1 use. Interested parties must make their own enquiries with the local authority to ensure the property has the use for which they intend it before entering into any contract.

TENURE

A long leasehold interest of 250 years from 5th July 1999. We understand the ground rent is a peppercorn.

PRICE

Offers are invited in excess of £200,000. Reflecting a Gross Initial Yield of 7%.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

TBC

EPC

A full EPC has been commissioned and will be available on request.

CONTACT

Information and appointments available through joint agents:

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Cycle Hire Station

1 to 81
Cassell House

EI Sub Sta

1 to 50
Pakington House

Sports Court

1 to 12
Maurice House

1 to 40
Enfield House

273a
PH

1 to 12
Bain House

7.1m

TCBs

ouridge Court

31 to 51

282 to 284



263