



36 Old Town, Clapham, London SW4 0LB

For
Sale

Price:
£550,000

Tenure:
Freehold

GIY:
N/A - Sold with VP

Description

36 Old Town (highlighted green on the below plan), comprises a ground floor restaurant, currently trading as part of 'Fantasia'.

62.47sqm (672 sqft) on the ground floor, with entrance and seating to the front, and kitchen to the rear.

The residential apartment above is sold on a long lease, 114 years remaining, producing £200pa, increasing by £200 every 25 years.

34 Old Town (highlighted blue) comprises the rest of the Fantasia restaurant, and is available by way of a lease assignment.

We understand the lease is inside the 1954 LTA, 15 years from 2012 with a passing rent of £25,000 per annum (from 2017 review). There is no premium payable for the lease assignment by the purchaser of the freehold of No.36.

Both properties have bi-folding doors onto the South West facing front forecourt where additional seating is provided by licence from Lambeth Council.

Commercial Accommodation

Tenant	Use Class	EPC		
N/A - Sold With Vacant Possession	A3	TBC		
Repairs	Lease Start	Lease End	Rent Review	Break Clause
N/A	N/A	N/A	N/A	N/A
Floor	Sq M	Sq FT	Rent Passing (PAX)	ERV (PAX)
Ground:	62.47	672		

Residential Accommodation

Address	Description	Lease Type	Rent (PAX)
36b:	Ground Rent Only	114yrs	£200

Total: £200

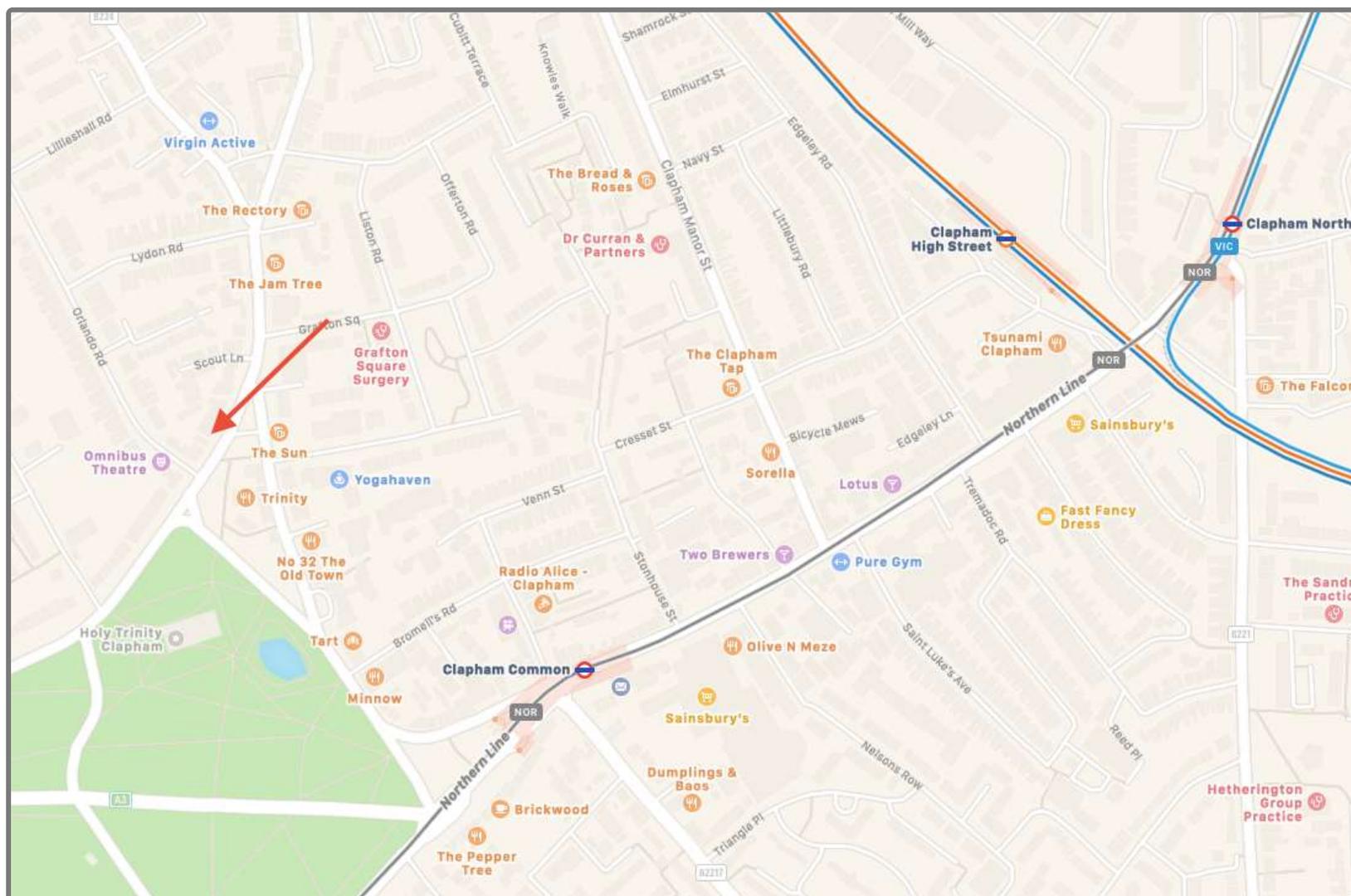
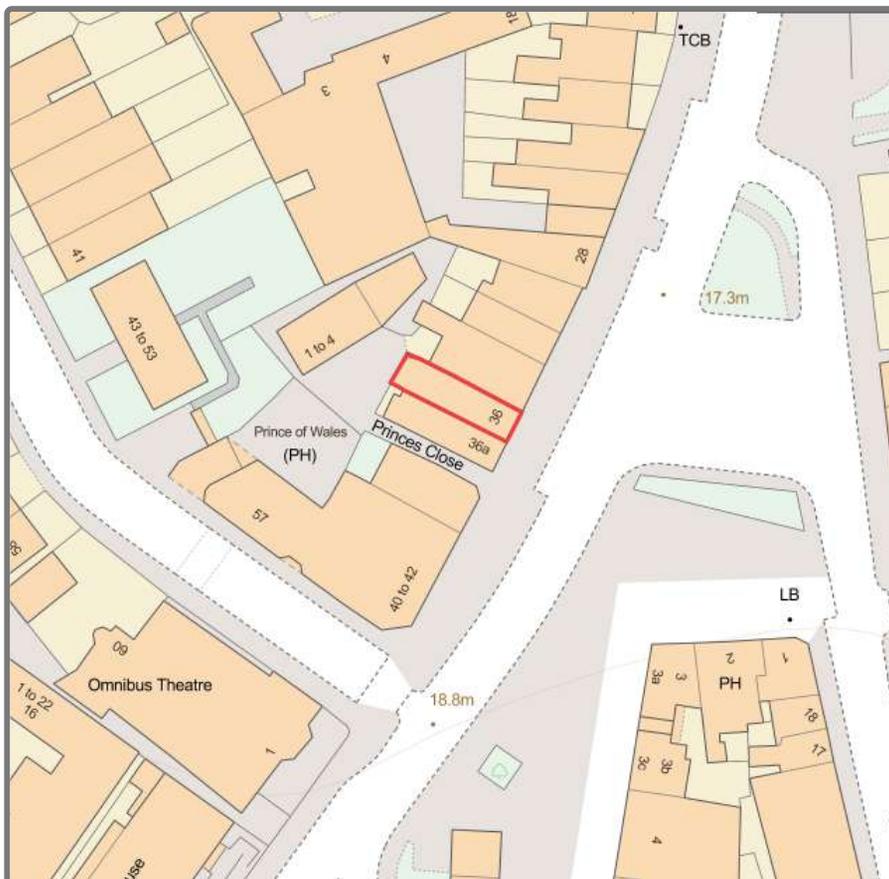
Location

The property is situated on the West side of Old Town, close to the junction with Princes Close. Immediate neighbours include Zumbura and the Prince of Wales public house.

Other Old Town neighbours include Starbucks, Sainsburys Local, No.32 Bar, Trinity Restaurant, and Virgin Active.

Clapham Common Underground Station (Northern Line) is 5 mins walk away with Clapham High Street Station (Overground Line) within 11 minutes.

For further mainline rail links, Clapham Junction Station is 1.5 miles away, and well connected by various bus routes that run through the common.



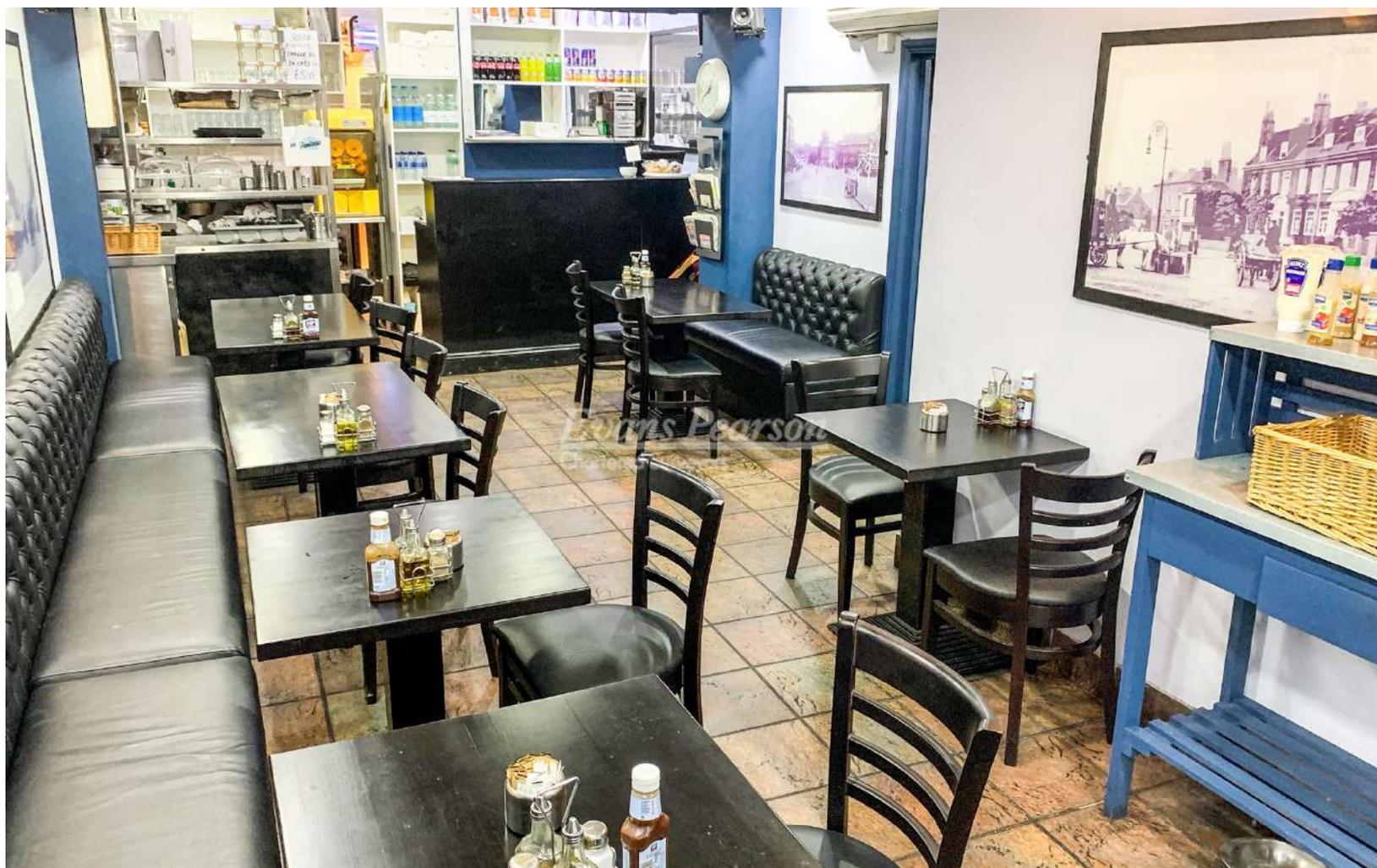
Evans Pearson

Chartered Surveyors

Contact:

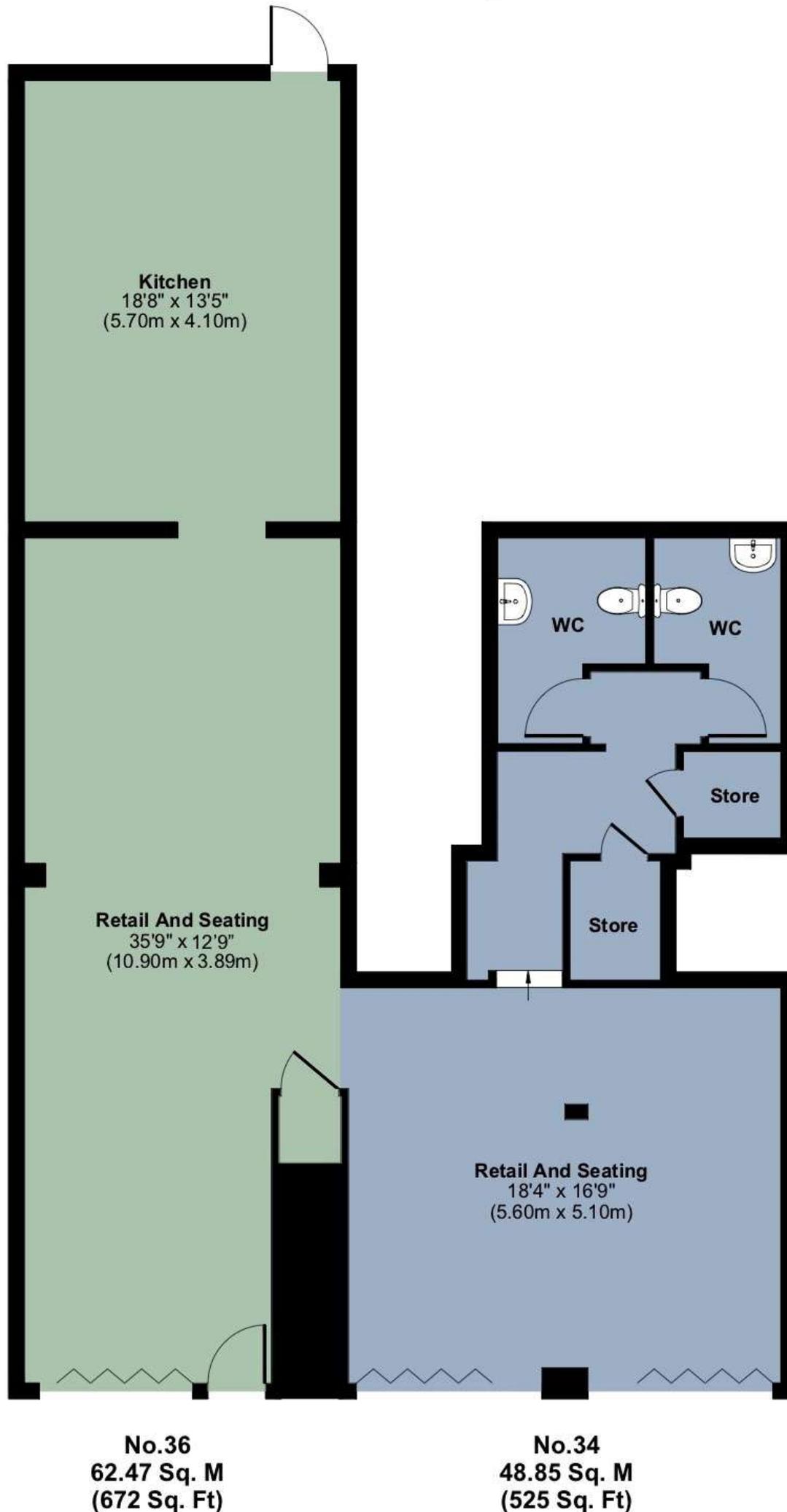
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34-36 Old Town, SW4



Approx. Gross Internal Floor Area 111.32 Sq. M (1197 Sq. Ft)

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property