

GUIDE PRICE
£1,500,000

BIDDING DEPOSIT
£20,000

DIGITAL AUCTION DATE
27th April 2021

BY ORDER OF
Receivers



17 Balham High Road, London, SW12 9AJ

Freehold retail and residential investment arranged as a ground floor retail unit with six flats producing £113,400 per annum

Bid1.

Property Summary

- Freehold retail and residential investment
- Part of an established and busy retail parade
- Popular south west London suburb
- Producing £113,400 per annum
- **On the instructions of James Liddiment and Paul Greenhalgh of Duff and Phelps acting as Joint Fixed Charge Receivers**

Location

Balham is a popular suburb of south west London lying about 4 miles south west of Central London. It is accessed via the A24, of which Balham High Road forms part and lies just to the south of Clapham Common. The area is well served by numerous bus routes as well as underground and overland rail services from nearby Balham rail and underground station and Clapham South underground station, both of which are within a few minutes' walk of the property.

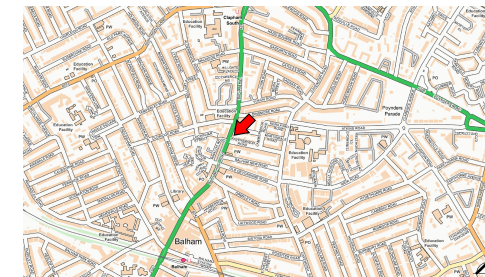
The property forms part of an established parade lying on the west side of Balham High Road at its junction with Ravenswood Road. Wandsworth Common, Tooting Bec Common and Clapham Common are all within a short walking distance.

Description

A prominent corner part two and part three storey building of traditional construction beneath a pitched roof. The building is arranged as a ground floor retail unit with six self contained flats arranged over ground and three upper floors.

Tenure

Freehold



VAT

Please refer to the legal pack

EPC

Please refer to the legal pack

Address	Floor	Accommodation	Size	Tenancy	RentPA
17 Balham High Road	Ground	Retail	39.76 sq m (428 sq ft)	Refer to legal pack	£20,400
Ground floor flat	Ground	Two bedroom flat	53.85 sq m (580 sq ft)	12 months AST from 15/10/2018	£18,600
Flat A	First	Two bedroom flat	53.69 sq m (578 sq ft)	AST (refer to legal pack)	£18,000
Flat B	First	One bedroom flat	(37.53 sq m (404 sq ft)	12 months AST from 05/02/2021	£14,400
Flat C	Second	One bedroom flat	34.74 sq m (374 sq ft)	AST (refer to legal pack)	£12,600
Flat D	Second	Two bedroom flat	41.53 sq m (447 sq ft)	12 months AST from 17/10/2020	£17,400
Flat E	Attic	Studio	27.03 sq m (291 sq ft)	12 months AST from 13/04/2019	£12,000
TOTAL					£113,400

The auctioneers have not measured the property

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Contact BidX1

Simon Bailey

simon.bailey@bidx1.com

+44 (0)20 3929 8403