

GUIDE PRICE
£2,600,000

BIDDING DEPOSIT
£19,000

DIGITAL AUCTION DATE
19th February 2020



1-7 Voltaire Road, Clapham, London, SW4 6DQ

A prominent freehold mixed use investment in popular and affluent neighbourhood location

Bid1.

Property Summary

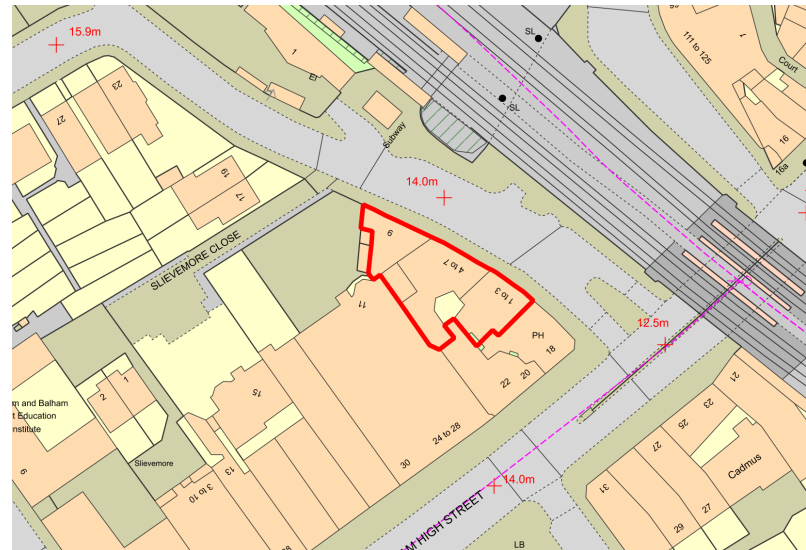
- Freehold mixed use investment in affluent south west London suburb
- Three retail units (one double unit)
- 4 flats let on ASTs; 22 flats sold off on long leases
- Total combined current rent £188,720 per annum

Location

The property is situated on the west side of Voltaire Road, just to the north of Clapham High Street (A3) and amongst multiple traders including Sainsbury's Local, Nando's, McDonalds as well as other established traders. Clapham High Street overground station is opposite the property and Clapham North underground station (Northern line) is also easily accessible. The open spaces of Clapham Common are within easy reach.

Description

The property comprises a substantial mixed use building arranged as three adjoining ground floor retail units trading as a wine bar, hairdresser and a double fronted restaurant respectively, together with 26 self-contained flats (22 sold off on long leases; 4 let on ASTs) over ground - fourth floors.



Accommodation & Tenancies



Unit	Accommodation	Tenant	Tenancy	Rent (PA)
Unit 1, 1-7 Voltaire Road	Retail 35.90 sq m (386 sq ft), Staff WCs	D Vine Cellars Ltd (t/a Dvine Cellars) (in occupation since 2015)	15 years from 21/02/2019 (5 yearly reviews)	£24,000
Unit 2, 1-7 Voltaire Road	Retail 28.10 sq m (302 sq ft), Staff WCs	Haemn Rostam (t/a Rosh Barber) (in occupation since 2017)	15 years from 28/09/2018 (5 yearly reviews)	£17,500
Unit 3, 1-7 Voltaire Road	Sales 127.02 sq m (1,367 sq ft) Kitchen 40.52 (436 sq ft) Office/store/WC 22.13 sq m (238 sq ft)	Ken Sam (t/a Tsunami Restaurant) (in occupation since 2001)	25 years from 20/07/2001 (5 yearly reviews)	£85,000
Flat 7, 1-3 Voltaire Road	Residential (1 x flat) - not inspected	Individual	125 years from completion	£150
Flat 8, 1-3 Voltaire Road	Residential (1 x flat) - not inspected	Individual	125 years from completion	£150
Flats 1-6, 1-3 Voltaire Road	Residential (6 x flats) - not inspected	Individuals	125 years from 08/10/1999	£900
Flat 6, 4-7 Voltaire Road	Two bedroom flat	Individuals	AST dated 03/12/2016 (Holding over)	£17,400
Flat 16, 4-7 Voltaire Road	One bedroom flat	Individuals	AST dated 12/07/2018 (Holding over)	£13,800
Flat 17, 4-7 Voltaire Road	One bedroom flat	Individuals	AST dated 23/06/2010 (Holding over)	£11,520
Flat 18, 4-7 Voltaire Road	Two bedroom flat	Individuals	AST dated 19/01/2019	£16,200
Flats 1-5, 7, & 8-15, 4-7 Voltaire Road	Residential (14 x flats) - not inspected	Individuals	125 years from 08/10/1999	£2,100
Total				£188,720

Guide Price

£2,600,000

VAT

Refer to legal documentation

Contact BidX1



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Tenure

Freehold

EPC

Refer to legal documentation

Note

The sale will be subject to serving the appropriate Section 5 Housing Act notices.



Buyers are strongly advised to read these terms and conditions, and check the Special Conditions and any applicable Addendum, prior to bidding on a Lot. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. **1.** The reserve price is the minimum price at which the property can be sold at auction. **2.** Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. The sale price, whether prior to or at the auction, can be above or below the guide price depending upon market activity. BidX1 and the seller accept no responsibility for any losses, costs or damages incurred by a buyer as a result of relying on any guide price. The buyer must decide how much they should bid for any Lot. All guide prices are quoted "subject to contract". Guide prices given by BidX1 or the seller cannot be accepted by the buyer as being a professional valuation for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. **3.** Both the guide price and the reserve price may be subject to change up to and including the day of the auction. Whilst every effort is made to ensure that these guides are not misleading, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price (as the seller may fix the final reserve price just before bidding commences). **4.** The guide price for the Lot does not include the administration fee of £1,000 (inclusive of VAT) charged by BidX1. In addition, the guide price does not include VAT on the sale price, or any additional costs, charges or encumbrances that might apply to some Lots and/or some buyers. The Special Conditions of Sale of the seller, and any applicable Addendum, will state if there are other costs, charges or encumbrances and whether the seller has elected to charge VAT on the sale price. **5.** A minimum participation fee of £4,500 must be paid by all bidders who wish to partake in the auction. The participation fee is fully refundable if you do not make the successful bid in relation to a Lot at auction. A participation fee of £4,500 is comprised of the £1,000 (inclusive of VAT) administration fee payable directly to BidX1 and £3,500 relating to your bidder security (partial deposit payment). A higher participation fee may be payable depending on the reserve price of the Lot. However, even in those circumstances, the administration fee shall remain at £1,000 (inclusive of VAT). If you make a successful bid in relation to a Lot at auction your participation fee is non-refundable. **6.** Please note that Lots may be sold or withdrawn prior to auction. **7.** No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of BidX1 or the seller in respect of the property shall constitute a representation or a condition or a warranty on behalf of BidX1 or the seller. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the seller are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the seller shall not give rise to any right of action, claim, entitlement or compensation against BidX1 or the seller. All bidders must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the seller.