

GUIDE PRICE
£280,000
Gross Initial Yield
8.57%

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
18th February 2020



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

A prominent long leasehold retail investment in popular and affluent neighbourhood location

Bidx1.

Property Summary

- Long leasehold retail investment
- Affluent and popular south west London suburb
- Let to D Vine Cellars Ltd t/a Dvine Cellars until 2034
- Current rent £24,000 per annum
- Reflecting a gross yield of 8.57%

Location

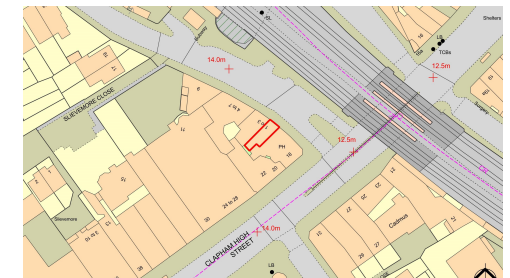
The property is situated on the west side of Voltaire Road, just to the north of Clapham High Street (A3) and amongst multiple traders including Sainsbury's Local, Nando's, McDonalds as well as other established traders. Clapham High Street overground station is opposite the property and Clapham North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

Description

The property comprises a ground floor retail unit, trading as a wine bar, forming part of a substantial mixed use building arranged over ground-fourth floors. The property totals approximately 35.90 sq m (386 sq ft).

Tenure

Leasehold. To be sold on a new 999 year lease from completion at a peppercorn.



VAT

Refer to the legal pack

EPC

Please refer to the legal pack

Unit	Accommodation	Tenant	Tenancy	Rent Per Annum
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
TOTAL				£24,000

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