

GUIDE PRICE
£1,500,000

BIDDING DEPOSIT
£20,000

DIGITAL AUCTION DATE
27th April 2021



BY ORDER OF
Receivers



50/50A Lavender Hill, Clapham, London, SW11 5RH

Freehold retail and residential investment including a restaurant and six flats producing £124,800 per annum

Bid1.

Property Summary

- Freehold retail and residential investment
- Part of an established and busy retail parade
- Popular south west London suburb
- Producing £124,800 per annum
- **On the instructions of James Liddiment and Paul Greenhalgh of Duff and Phelps acting as Joint Fixed Charge Receivers**

Location

Clapham is a popular suburb of south west London lying about 3 miles south west of Central London. It can be accessed via the A3036, A3216 and A3220 as well as the A3, which provides direct access to the M25 at junction 10. The area is well served by numerous bus routes as well as rail services from nearby Clapham Junction railway station, which is within a few minutes' walk.

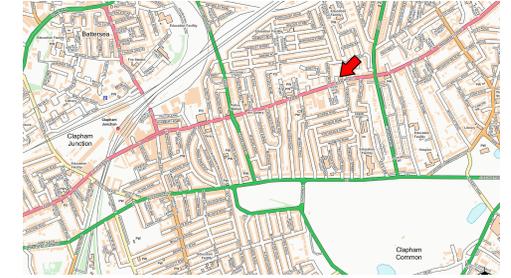
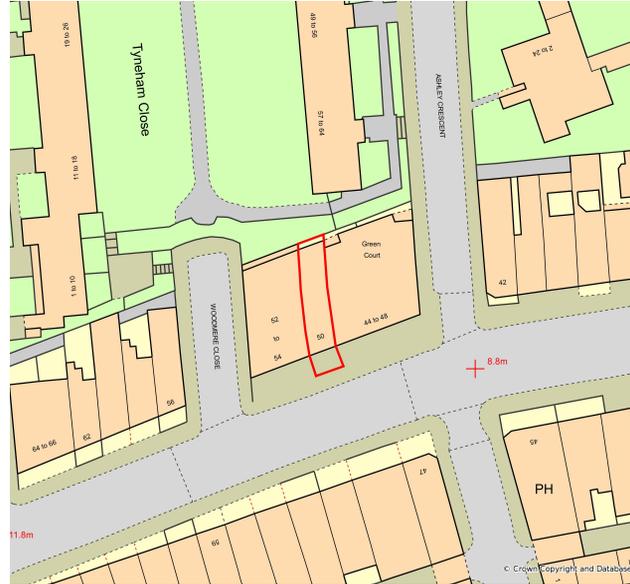
Lavender Hill is a busy retail thoroughfare forming part of the A3036 with the property lying on its north side near the junction with Ashley Crescent. Nearby occupiers include Coop Foodstore and Pizza Hut.

Description

A mid terraced building of traditional construction beneath a pitched roof. The building is arranged as a ground floor restaurant with a mix of one and two bedroom flats arranged over lower ground, ground and three upper floors with some of the flats benefitting from rear balconies. Flats 1 and 2 are accessed via a private entrance from Woodmere Close.

Tenure

Freehold



VAT

Please refer to the legal pack

EPC

Please refer to the legal pack

Address	Floor	Accommodation	Tenancy	Rent per annum
50 Lavender Hill	Ground	Restaurant 64.84 sq m (698 sq ft)	Lt to SUGARCANELDN Ltd for a term of 6 years from 01/11/2020 (1)	£12,000
50a - Flat 1	First	One bedroom flat	12 months AST from 20/06/2020	£16,800
50a - Flat 2	First	Two bedroom flat	12 months AST from 15/12/2020	£21,000
50a - Flat 3	Second	Two bedroom flat	12 months AST from 27/07/2021	£20,400
50a - Flat 4	Second/third	Two bedroom flat	12 months AST from 04/12/2021 (2)	£19,800 (3)
50a - Flat 5	Lower ground	One bedroom flat	AST (refer to legal pack)	£17,400
50a - Flat 6	Raised ground	One bedroom flat	AST (refer to legal pack)	£17,400
TOTAL				£124,800

(1) There is a rolling mutual break clause after 01/11/2023 subject to either party providing a minimum of 180 days' notice.

(2) Tenant's break clause after six months.

(3) Rent is inclusive of bills

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Contact BidX1

Simon Bailey

simon.bailey@bidx1.com

+44 (0)20 3929 8403