

TOWN CENTRE CLASS E PREMISES

OFFERS IN THE REGION OF £1,450,000 FREEHOLD

18 ST JOHN'S ROAD CLAPHAM JUNCTION SW11 1PN

 **Willmotts**

The Complete Property Service

020 8748 6644

EXECUTIVE SUMMARY

- PRIME FREEHOLD COMMERCIAL PROPERTY
- PART VACANT POSSESSION
- ERV OF WHOLE £108,000
- GOOD FOOTFALL LOCATION
- DEVELOPMENT POTENTIAL
- ATTRACTIVE SW LONDON POSTCODE

Location

The property occupies a prominent position within a prime retail pitch within the Clapham area. The property is also within a short walk away from the Clapham Junction Overground Station. Some of the nearby operators include TKMaxx, M&S Food, Waterstones Flying Tiger, Vodafone, and Holland & Barrett. The transport links are also excellent with numerous buses passing outside the property.

Description

The subject property is a mid-terrace three storey commercial building which was formally trading as opticians. The accommodation is arranged over Basement, Ground and First floors. The property will be provided with vacant possession of the basement and ground floors whilst there's a firm of lawyers the occupying the first floor. There is an emergency exit discharging to the rear service road and the exist serves both the ground & first floor tenants.

User

Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The property has an Energy Performance Certificate rating of B(46). A Copy of the EPC is available upon request.

Legal

Each party to bear its own legal costs.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Net Internal Floor Area
Ground	1,060 sq. ft. – 98.47 sq. m.
Basement	262 sq. ft. – 24.33 sq. m.
Total	1,322 sq. ft. – 122.81 sq. m.
First floor from VOA	1270 sq. ft. – 118 sq. m.

Tenure

Freehold, subject to the existing tenancy.

Tenancies

Ground floor and basement are offered on a vacant possession basis, with an ERV of circa. £70,000 per annum exclusive.

First floor is currently occupied by way of an FRI lease granted 11th July 2014 at rent of £25,000 per annum exclusive and the lease will expire in July 2024. We believe the ERV for this unit is circa £38,000 per annum exclusive in the current market.

Terms

Offers are invited in the region of £1,450,000 for our client's Freehold interest.

VAT

The property has been elected for VAT purposes and such will attract VAT at the prevailing rate upon the purchase price.

Local Council

London Borough of Wandsworth.

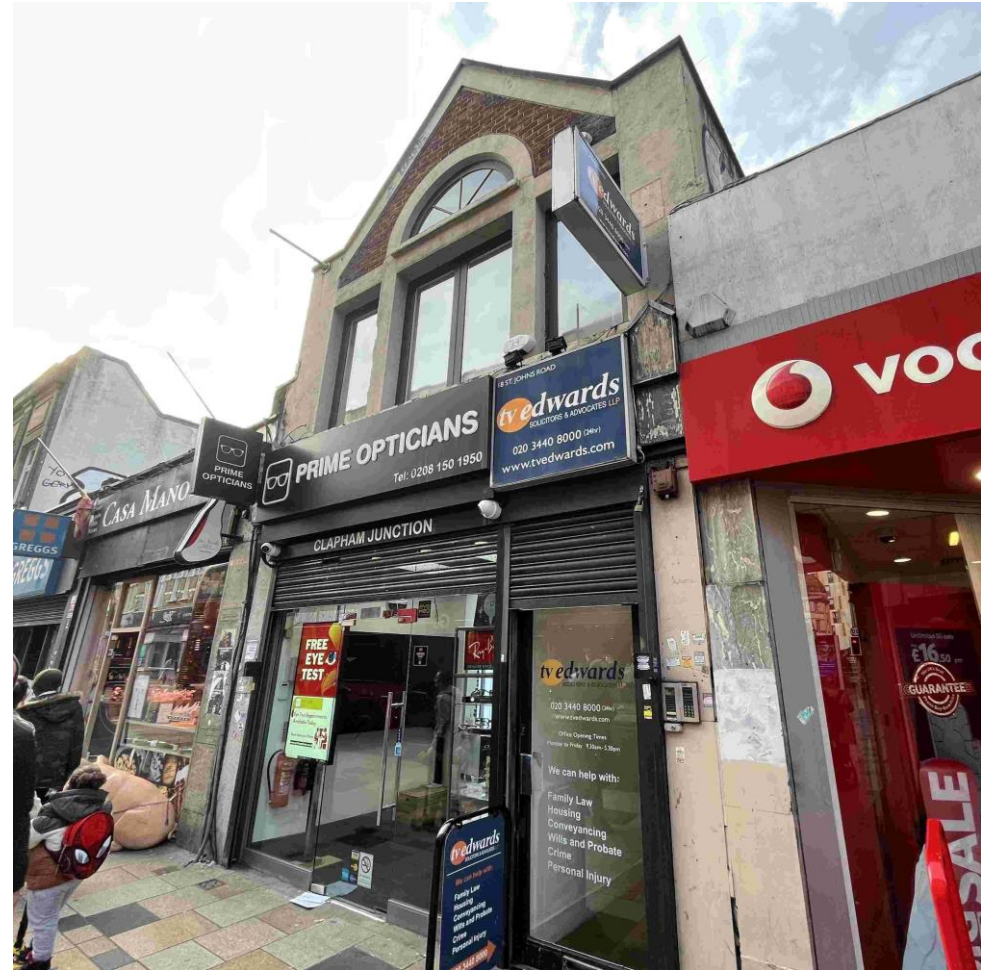
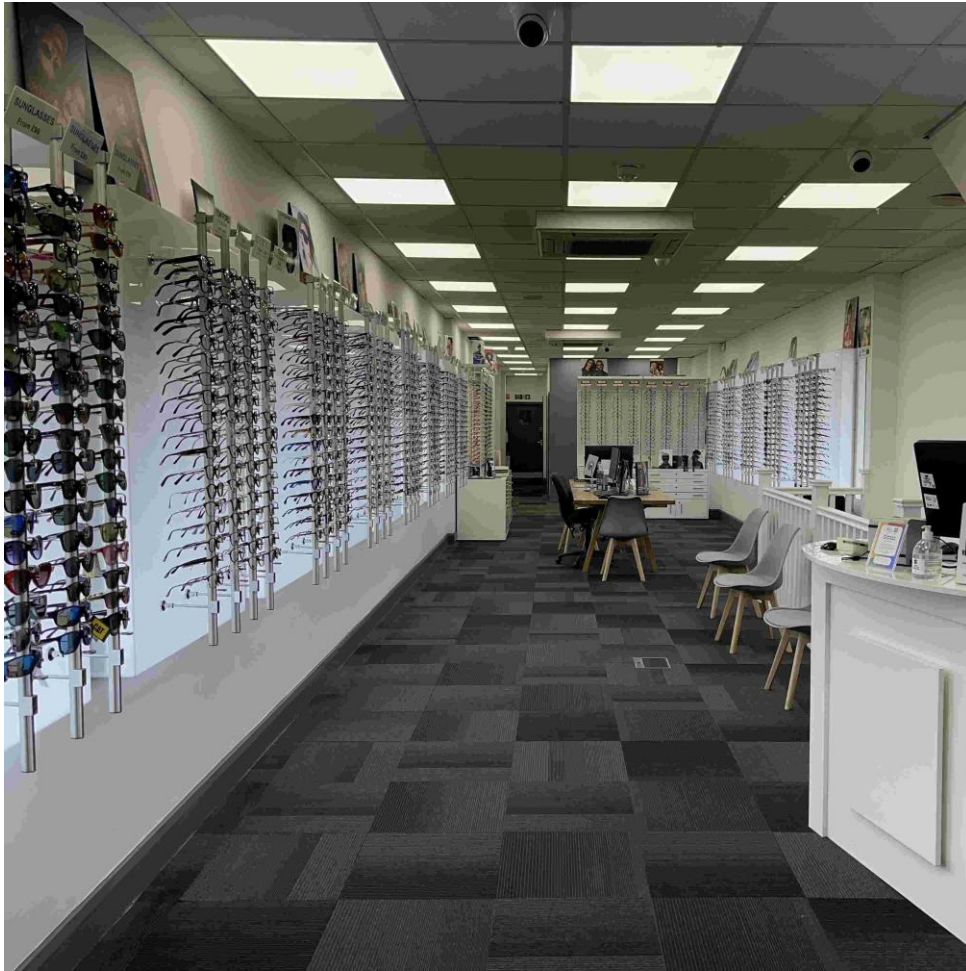
AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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