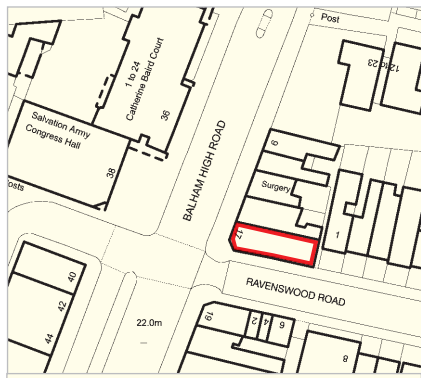


London SW12
17 Balham High Road,
Balham
SW12 9AJ

- **A Freehold Well Located Corner Building**
- Internally arranged to provide a Ground Floor Retail Unit together with Six Self-Contained Flats above
- Retail Unit subject to a Commercial Lease
- Each Flat subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved
£114,200 per annum (equivalent)

On the instructions of A Kisby MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Seller's Solicitor

DKLM (Ref: RD).
Tel: 0207 549 7882.
Email: r.dawda@dklm.co.uk

Freehold Building



Tenure
Freehold.

Location

The property is situated on the east side of Balham High Road (A24), at its junction with Ravenswood Road. Shopping facilities and local amenities are available within Balham, with the more extensive facilities of Streatham, Clapham and Tooting all being accessible. The South Circular Road (A205) is approximately 0.5 miles to the east. Balham Rail and Underground Station and Clapham South Underground Station are approximately 0.4 miles to the south and north respectively, and provide access to London Underground (Northern Line) services and National Rail services to Clapham Junction and London Victoria. The open spaces of Wandsworth Common and Tooting Bec Common are within walking distance, and Clapham Common is approximately 0.6 miles to the north.

Description

The property comprises an end of terrace corner building arranged over ground, first, second and attic floors beneath a pitched roof.

Internally the property is arranged to provide a ground floor retail unit together with six self-contained flats.

Accommodation and Tenancies

The property was not internally inspected or measured by Allsop. The information in the schedule set out below was obtained from a Valuation Report or provided by the Receivers' Management Company.

VAT

Please refer to the Special Conditions of Sale.

Registered Bidding

Registered Bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £50,000 into the Allsop LLP Client Account prior to the auction. In return a bidding paddle will be provided. At the time of purchase the successful purchaser will be required to pay any additional funds by debit card to ensure the deposit provided equates to 10%. Please email zoe.baxter@allsop.co.uk using the subject heading 'Lot 214 Registered Bidding' for further details.

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Retail	Ground/Basement	Gross Frontage 5.87 m (63' 2") Net Frontage 4.71 m (50' 7") Return Frontage 4.25 m (45' 7") Shop Depth 4.96 m (53' 4") Built Depth 8.79 m (94' 6")	Subject to a lease (t/a Subliminal) for a term of 15 years from 1st April 2012 and expiring 2027	£17,000 p.a.
Ground Floor Flat	Ground	Two Bedroom Accommodation (GIA) 53.85 sq m (580 sq ft)	Subject to an Assured Shorthold Tenancy expiring 14th October 2017	£18,600 p.a.
Flat A	First	Two Bedroom Accommodation (GIA) 53.73 sq m (578 sq ft)	Subject to an Assured Shorthold Tenancy for a term (holding over)	£17,400 p.a.
Flat B	First	One Bedroom Accommodation (GIA) 37.50 sq m (404 sq ft)	Subject to an Assured Shorthold Tenancy (Holding Over)	£15,000 p.a.
Flat C	Second	One Bedroom Accommodation (GIA) 31.00 sq m (334 sq ft)	Subject to an Assured Shorthold Tenancy (Holding Over)	£15,000 p.a.
Flat D	Second	Two Bedroom Accommodation (GIA) 41.50 sq m (447 sq ft)	Subject to an Assured Shorthold Tenancy (Holding Over)	£19,200 p.a. (1)
Flat E	Attic	Studio Accommodation (GIA) 27.00 sq m (291 sq ft)	Subject to an Assured Shorthold Tenancy expiring 6th October 2017	£12,000 p.a.
Total				£114,200 p.a.

(1) Rent for 17D unconfirmed. Buyers are deemed to make their own enquiries.
NB. The Ground Floor Flat and Flat A were not measured by Allsop. The measurements were obtained from the floor plans.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

LOT 214



LOT
214