

## **Tenure**

Freehold.

### Location

Balham is an affluent south-west London suburb located in the London Borough of Wandsworth between Clapham Common to the north and Tooting to the south, some 6 miles south-west of Central London. The property is situated on the south side of Balham High Road between its junctions with Bedford Hill and Ormeley Road. Balham Underground (Northen Line) and Overground Stations (Zone 3) are located 400m to the

Occupiers close by include Waitrose, NatWest, HSBC, Lloyds, Halifax, Ladbrokes, a number of estate agents, local traders and Nando's.

## **Description**

The property is arranged on basement, ground and three upper floors to provide two ground floor shop units with ancillary accommodation in the basement. The upper parts comprise 5 flats which have been sold off on long leases.

## VAT

VAT is not applicable to this lot.

The legal pack will be available from the website www.allsop.co.uk

## **Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
87	Independent Mind Body Soul Ltd (Beauty Spa) (1)	Gross Frontage (inc ent) Net Frontage Shop Depth Built Depth Ground Floor Basement	5.20 m 3.25 m 9.35 m 17.15 m 61.30 sq m 77.95 sq m	(17' 0") (10' 7") (30' 8") (56' 3") (660 sq ft) (839 sq ft)	16 years from 07.01.2005 Rent review every 4th year FR & I	£25,000 p.a.	Rent Review 2017
89	A Kaya (t/a Roosters Spot) (2)	Gross Frontage Net Frontage Shop Depth Built Depth Ground Floor	4.95 m 4.60 m 9.25 m 15.10 m 64.20 sq m	(16' 2") (15' 1") (30' 4") (49' 6") (691 sq ft)	20 years from 24.06.2004 Rent review every 5th year FR & I	£25,000 p.a.	Rent Review June 2014
Upper Parts	Tobicon Ltd (3)	First and Second Floors –	5 Flats		999 years from 01.01.2014	Peppercorn	

- (1) The Vendors hold a £10,000 rent deposit. www.independentmindbodysoul.co.uk
- (2) The Vendors hold an £11,500 rent deposit.
  (3) S.5 notices under the Landlord & Tenant Act 1987 have been served

Total £50,000 p.a.

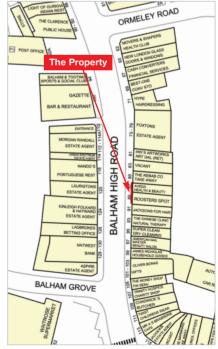
# **London SW12** 87/89 Balham High Road **Balham SW12 9AP**

- Freehold Shop and Residential **Ground Rent Investment**
- Affluent south-west London suburb
- Balham Underground (Northern Line) and Overground Stations (Zone 3) are located nearby
- Close to Waitrose
- Shop Rent Reviews from June 2014
- Total Current Rents Reserved

# £50,000 per annum

## SIX WEEK COMPLETION **AVAILABLE**





Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms N Carey, Davies & Partners. Tel: 0207 487 4361 e-mail: natalie.carey@daviesandpartners.com Joint Auctioneer R Taylor Esq, Boston Capital Limited. Tel: 0208 946 6336 e-mail: rogertaylor2004@hotmail.com