

31 St. John's Hill, London, SW11 1TT



## FOR SALE

Class E Retail / Leisure

966 sq ft / 89.7 sq m

Offers from £495,000

**Virtual freehold,  
attractive  
investment  
opportunity, sold  
subject to a long  
lease with an  
inflation-beating  
income profile**



- Virtual Freehold 999 years, from 2018
- Passing rent of £38,393 per annum exclusive, as of September 2026
- The property is occupied by a growing retail operator, on a single lease, outside the Act for a term expiring September 2036
- Comprising ground floor retail and basement premises
- Peppercorn ground rent
- Located directly opposite the entrance to Clapham Junction rail station, the busiest interchange station in the UK.

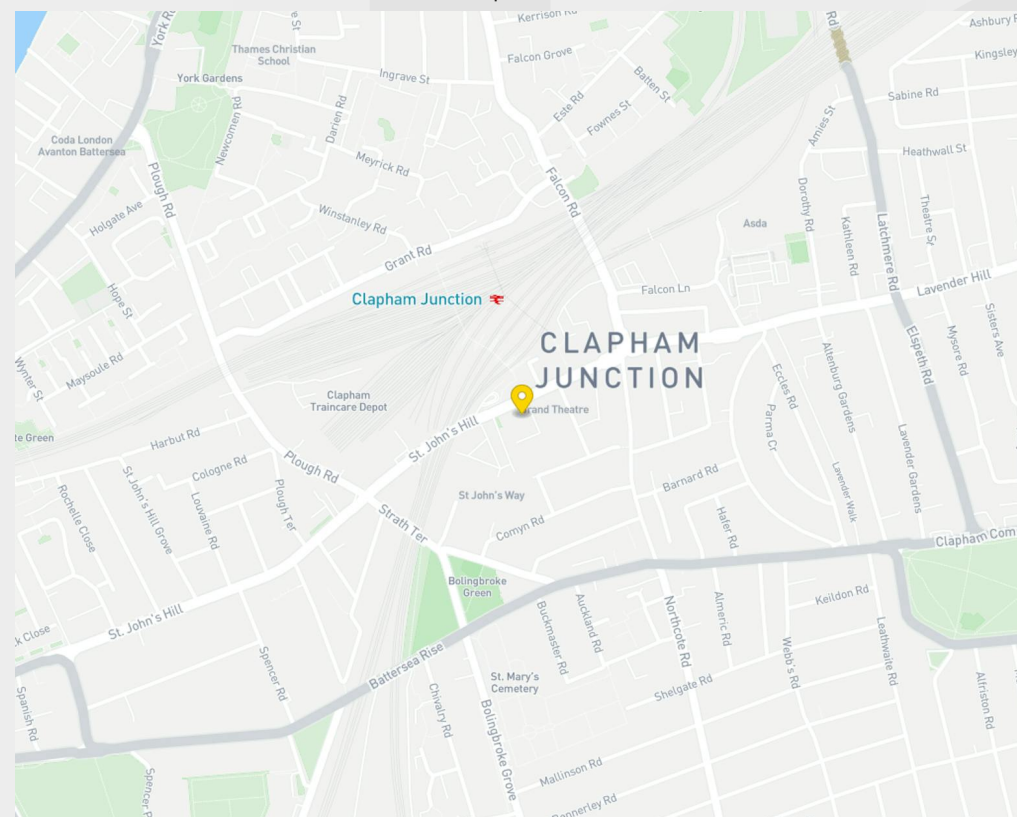


## Description

A rarely available, long income-producing investment opportunity on St. John's Hill in the affluent Battersea area. The unit benefits from a prominent shopfront position opposite Clapham Junction Station, offering excellent visibility and branding. The premises comprises ground floor and basement commercial/retail space, let to a single growing multi-branch retailer (Clapton Craft) for a term of 15 years from September 2021. The lease was granted outside the Landlord & Tenant Act 1954 Part II and incorporates **uncapped** RPI-linked rent reviews on the 5th and 10th anniversaries, commencing September 2026 where the projected rent will be at least £38,393 PAX. There are no break clauses.

## Location

The property is in a prime position on St John's Hill, in a vibrant mixed-use area with wealth of nearby retail, restaurants, and bars, also being close to Clapham Common. It is within walking distance of Clapham Junction Station, offering excellent connections to central London, Victoria, Waterloo and Gatwick Airport.



## Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Availability
Ground	Class E Retail / Leisure	394	36.60	Let
Basement	Class E Retail / Leisure	572	53.14	Let
<b>Total</b>		<b>966</b>	<b>89.74</b>	

### Tenure

Virtual freehold

### EPC

D (98)

### VAT

Applicable

### Configuration

Upon enquiry

### Contacts

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### Further Information

[Floor Plans](#)

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