



FOR SALE

21 Clapham High Street, SW4 7TR

Mixed Use Freehold Investment



Current business not affected by sale

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To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/11927-21-clapham-high-street-sw4-7tr-21-clapham-high-street>



Mixed-use Freehold Investment for sale

Both Clapham North underground and Clapham High Street overground are within walking distance, and the property is also well served by numerous bus routes along Clapham High Street.

Nearby occupiers include Costcutter, Sainsburys, Ladbrooks, Morrisons, Yamaha and William Hill.

Highlights

- A mixed use, freehold investment in Clapham, SW4, comprising A1 rental income and ground rents from retail, office and residential units.
- Ground rent summary: 6 residential units @ £300 each per annum, 1 office unit @ £300 per annum – total ground rent £2100 per annum
- Current A1 business not affected by sale - Passing retail rental of £47,000 per annum - Lease expires 2021 - Inside the Landlord and Tenant act 1954
- Total rent and ground rent income amounts to £49,100 - A sale at £725,000 represents a gross yield before any costs of 6.78%

Property details

Price	£725,000 (offers in excess of)
Building type	Mixed use
Est. rates payable	£9.62 psf £13,424 per annum
VAT	The property is not elected for VAT
Tenure	Freehold
Deal type	Investment
Size (GIA)	1,381 sq ft

Floor	Size sq ft
Ground Floor	1,381

More information

[Visit microsite](#)

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Contact us

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