



106 Merton High Street
London
SW19 1BD
Tel: 020 8715 9444
Fax: 020 8715 9474

Email: enquiries@drakesfield.co.uk
Web: www.drakesfield.co.uk
Company Reg No: 3631397
VAT Reg No: 736 3377 19

FOR SALE
COMMERCIAL INVESTMENT
Offers in region of £350,000



292 Clapham Road, London, SW9 9AE



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Location: The property is situated in a prominent position on Clapham Road yards from Stockwell Underground Station. The parade is a shopping provision for the surrounding area. Occupiers close by include grocery store, Café, Peri Peri Chicken, Greggs, Pharmacy, Iceland, Sainsbury's local and a range of local shops.

Description: An opportunity to acquire this long leasehold (virtual freehold) commercial unit investment subject to existing license.

The property shares the vicinity with a mixture of commercial and residential units with Stockwell underground yards away.

Property: **Total approx: 670 sq ft.** Double fronted shop with storage/toilet at rear.

Tenure: **Tenure:** Virtual Freehold subject to the existing Tenancy. The premise is held on a 250 year lease from 1999 and currently let on 5 Year License (under lease) producing a rental income of **£18,000** per annum and is running as a barber/coffee.

Legal Costs: Both parties' legal costs are to be borne by the ingoing tenant.

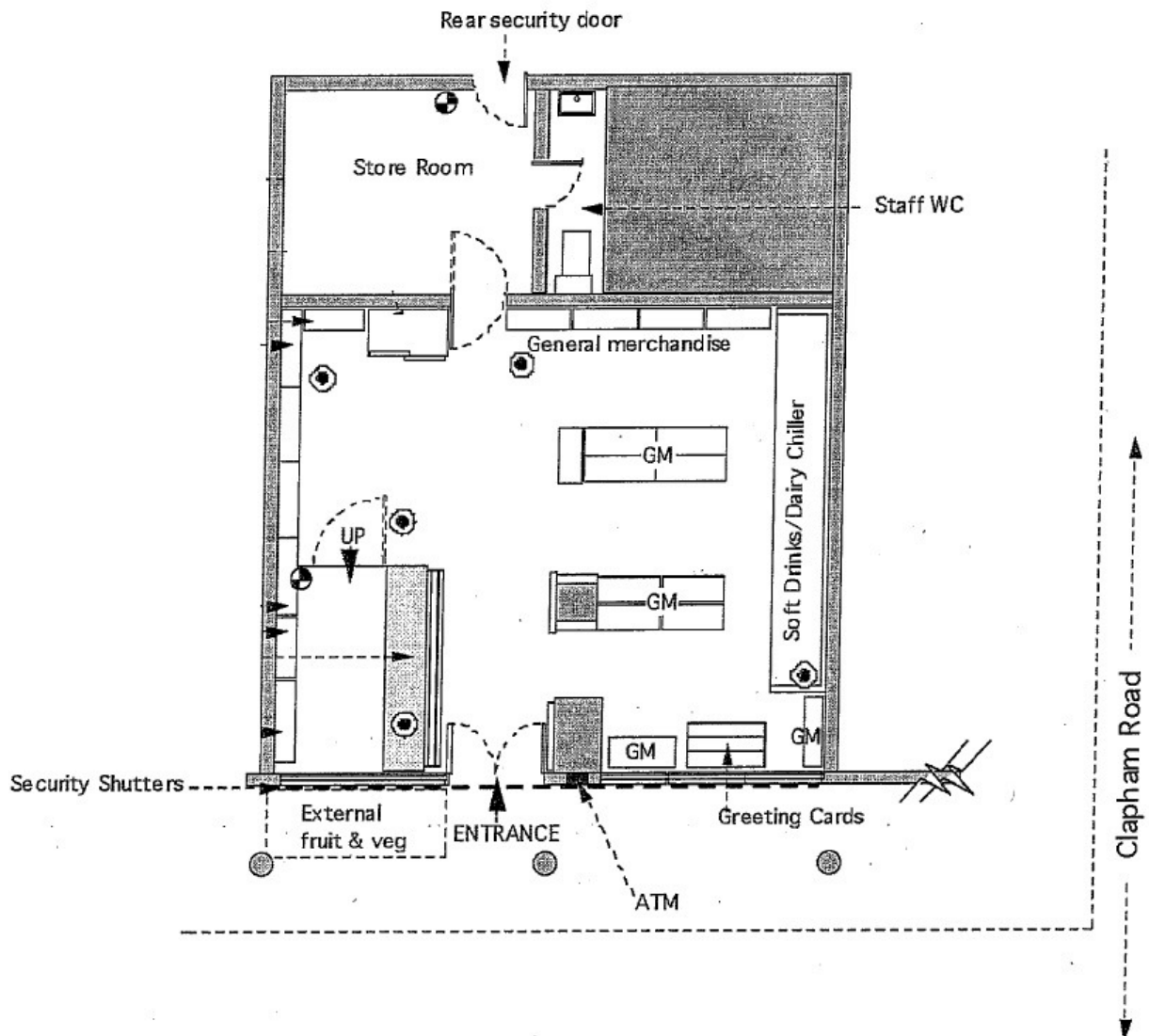
Additional Information

Copies of existing tenancy and Lease are available upon request. Please contact us for any further information.

All viewings & correspondents Strictly via Drakesfield

ALL TERMS & CONDITION ARE NEGOTIABLE

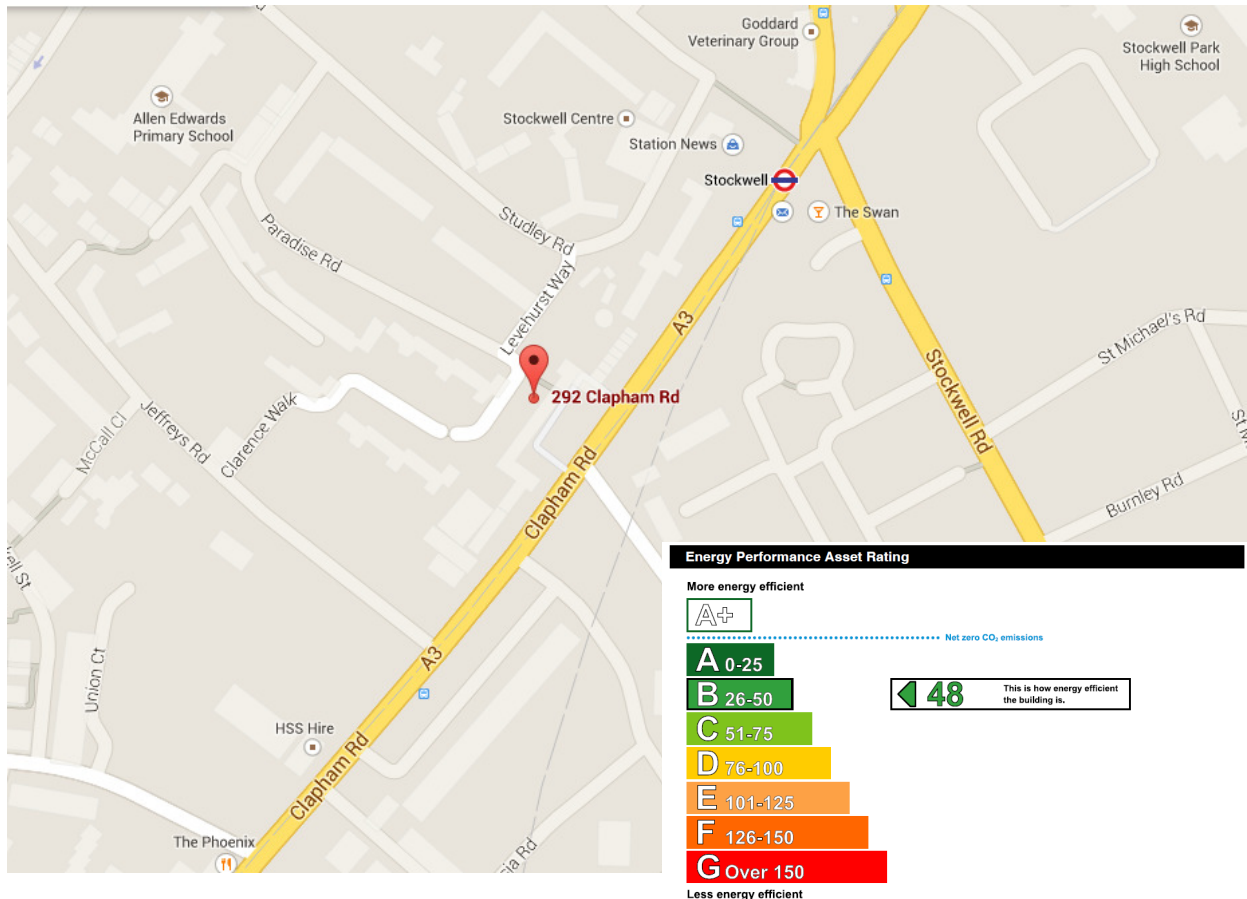
GROUND FLOOR





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Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

As an accredited agent we are members of

