

**FREEHOLD**  
**COMMERCIAL/ RESIDENTIAL**  
**INVESTMENT/DEVELOPEMENT**  
**Offers above of £1.5 million**



**31 Clapham Park Road, SW4 7EE**



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

Email: [enquiries@drakesfield.co.uk](mailto:enquiries@drakesfield.co.uk)  
Web: [www.drakesfield.co.uk](http://www.drakesfield.co.uk)  
Company Reg No: 3631397  
VAT Reg No: 736 3377 19

#### **Location:**

The property is situated in prominent location in Clapham, just off the Clapham High Street yards to Clapham Common Underground. Close to local amenities/shopping retailers.

#### **Description:**

An opportunity to acquire this freehold investment/development subject to existing lease. The ground floor is let on a 15 year lease from March 2016 at rental income of £32,000pa with 5 yearly reviews.

The upper residential is over three floors and there is potential to convert uppers into flats subject to planning.

#### **Investment/Tenancy Summary:**

Unit	Floor		Annual Rent
Commercial	Basement & Ground Floor	Let on a 15 year lease agreement from 29 <sup>th</sup> March 2016 with 5 yearly rent review	£32,000
Residential	1 <sup>st</sup> & 2 <sup>nd</sup> & 3 <sup>rd</sup> Floor	Owner Occupier Large 4 Bedroom Flat	Owner Occupier Vacant on Completion

#### **Tenure:**

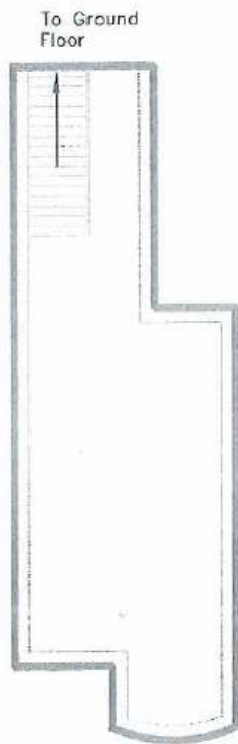
Freehold subject to the existing Tenancy.

#### **Additional Information**

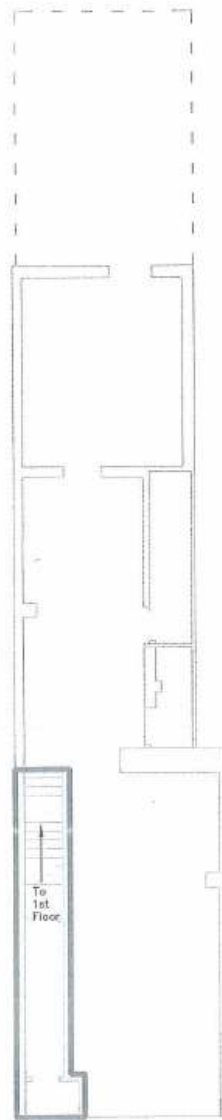
Copies of existing tenancy upon request. Please contact us for any further information & viewings.

**EPC:** Commercial: "C"  
Residential: "TBC"

**FLOOR PLANS:**



BASEMENT



GROUND FLOOR



1ST FLOOR



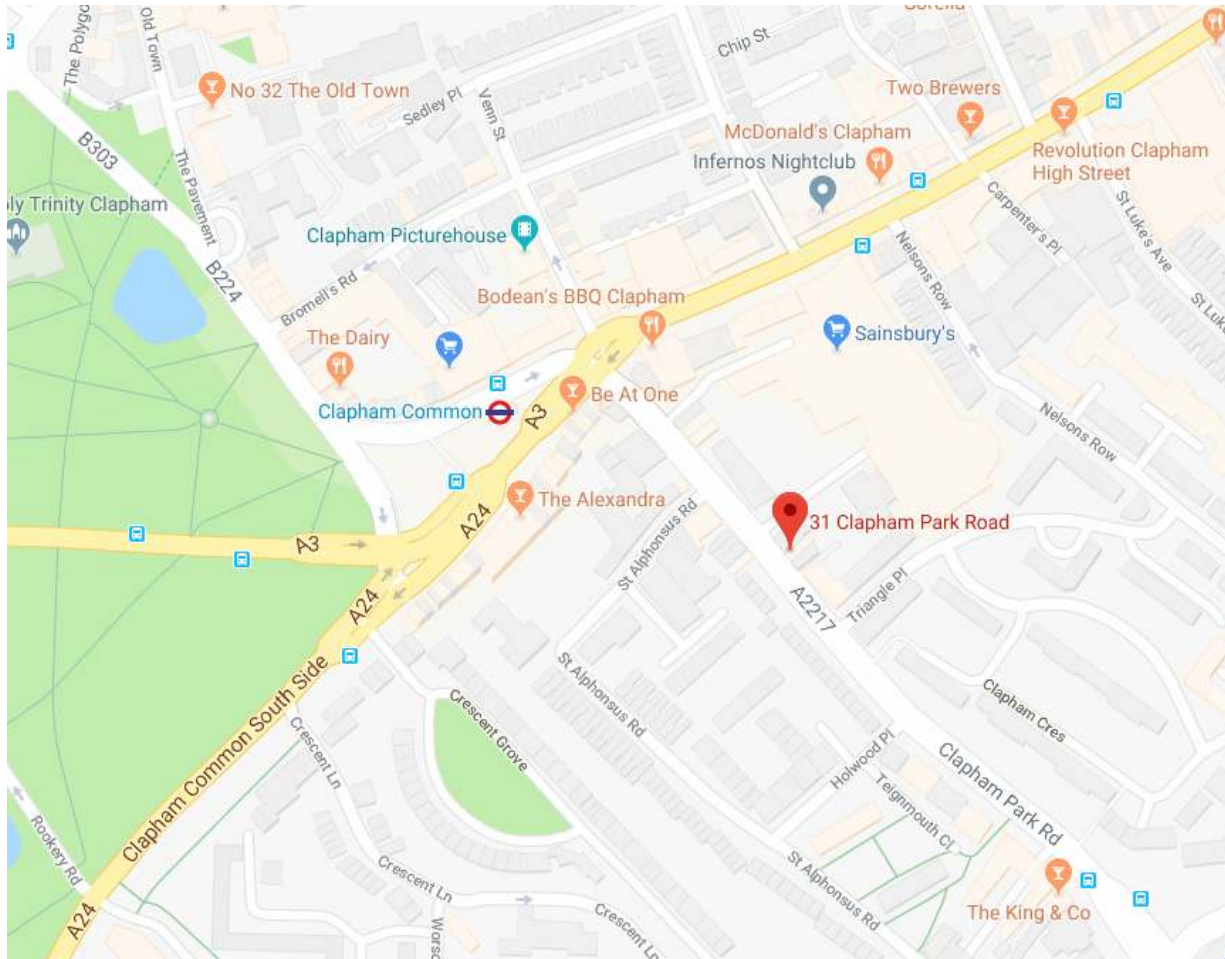
2nd FLOOR



1st



## MAP:



*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*

