



## 15 Clapham Common South Side, SW4 7AB

**For  
Sale**

Price:  
**£1,700,000**

Tenure:  
**Freehold**

GIY:  
**5.39%** Blended GIY based  
on ERV

### Description

#### MIXED USE INVESTMENT FOR SALE

15 Clapham Common South Side is a ground floor restaurant and takeaway trading as Gizel Kebab. We understand they been in occupation since 1994.

The passing rent of the commercial unit is £18,000 per annum. We believe Estimated Rental Value (and therefore reversionary rent at review in Sep 2020) to be well in excess of this. Please call to discuss the ERV.

The upper parts comprise four self contained 1 bedroom apartments accessed via a separate entrance to the left of the commercial unit.

All of the apartments have been let on AST's and produce a total gross rent of £63,600 per annum

Offers of £1,700,000 are invited for the freehold interest.

### Commercial Accommodation

Tenant	Use Class	EPC		
Mr H Dogan (Gizel Kebab)	A3	TBC		
Repairs	Lease Start	Lease End	Rent Review	Break Clause
FRI	15/09/2017	14/09/2023	15/09/2020	None
Floor	Sq M	Sq FT	Rent Passing (PAX)	ERV (PAX)
Ground	45.00	484	£18,000	£POA
Basement	52.00	560		

### Residential Accommodation

Address	Description	Lease Type	Rent (PCM)	Rent (PAX)
15a	1 Bed Apartment	AST	£1,350	£16,200
15b	1 Bed Apartment	AST	£1,350	£16,200
15c	1 Bed Apartment	AST	£1,250	£15,000
15d	1 Bed Apartment	AST	£1,350	£16,200
Total:			£5,300	£63,600

# Evans Pearson

Chartered Surveyors

Contact:

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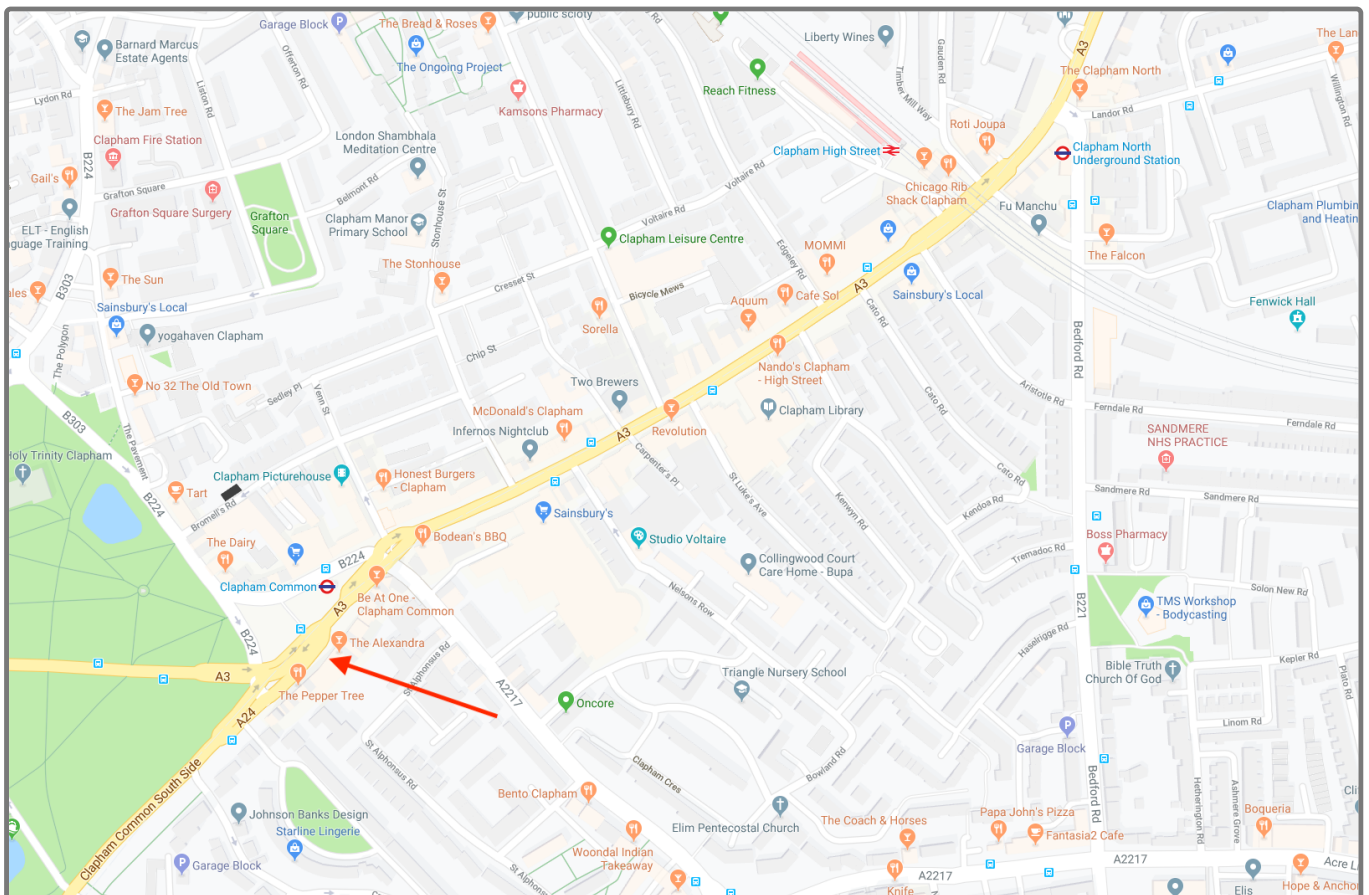
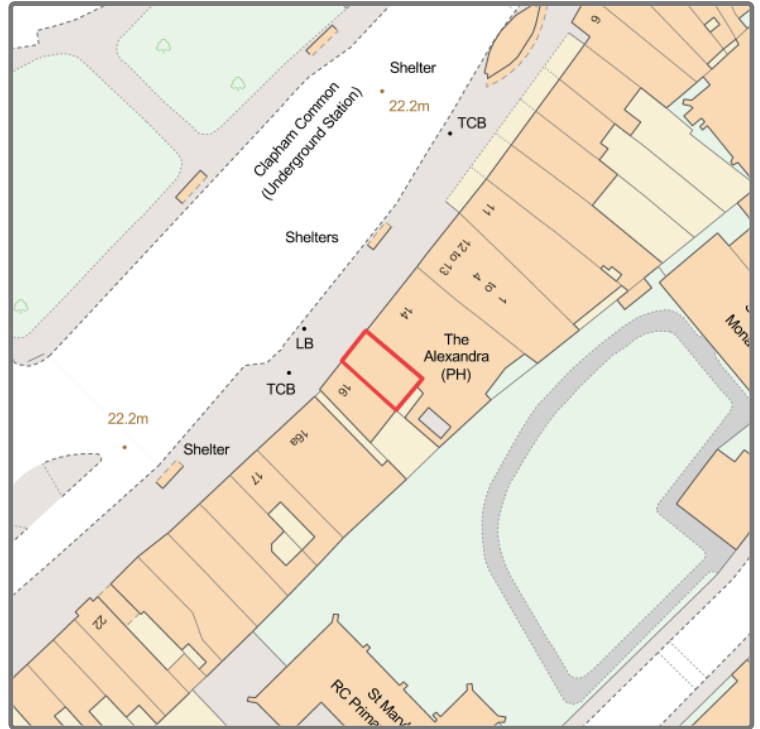
## Location

Clapham Common South Side is a parade of shops, estate agents, and restaurants close to Clapham Common underground station.

Immediate neighbours are the Alexandra Public House and Brickwood Restaurant. At the time of writing there are no vacant units in the parade.

Clapham Common Underground Station is less than 1 minutes walk connecting you to the Northern Line.

The road also has a number of popular bus routes connecting you into central London and Clapham Junction Mainline Rail Station.



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.