



## 1-3 Old Town, London SW4 0JT

FOR  
SALE

1177  
Sq Ft

£410,000  
Freehold / Leasehold

Gross Income GIY  
£31,000 7.56%

### Price

£410,000 Freehold  
Subject to Contract

### Description

The property comprises a 3 storey building with basement. The ground floor and basement comprises a commercial unit currently occupied by an estate agents.

The 1st and 2nd floors form a residential apartment, with separate access, and a rear courtyard, subject to a long lease (62years remaining).

EPC VAT Local Authority  
TBC No LB Lambeth

### Leases

#### Ground Floor and Basement

The commercial unit is subject to a 20 year lease from April 2022 let to Orlando Reid Estate Agents.

The rent is £31,000 per annum exclusive with rent reviews every 5 years.

#### 1st and 2nd Floor Apartment

The residential apartment is subject to a 99 year lease from 1987 (62 years remaining).

Ground Rent £100 per annum rising to £200 in 2054.

(Leases are available in the Data Room)

### Data Room:

[evanspearson.co.uk/dataroom-oldtown1-3](http://evanspearson.co.uk/dataroom-oldtown1-3)

### Accommodation

	Sq M	Sq FT
Ground:	80.13	863
Basement:	29.23	315
<b>Total (GIA):</b>	<b>109.36</b>	<b>1177</b>

### Rates

Rateable Value:	£33,000
Rates Payable (23/24):	£16,467 pa*

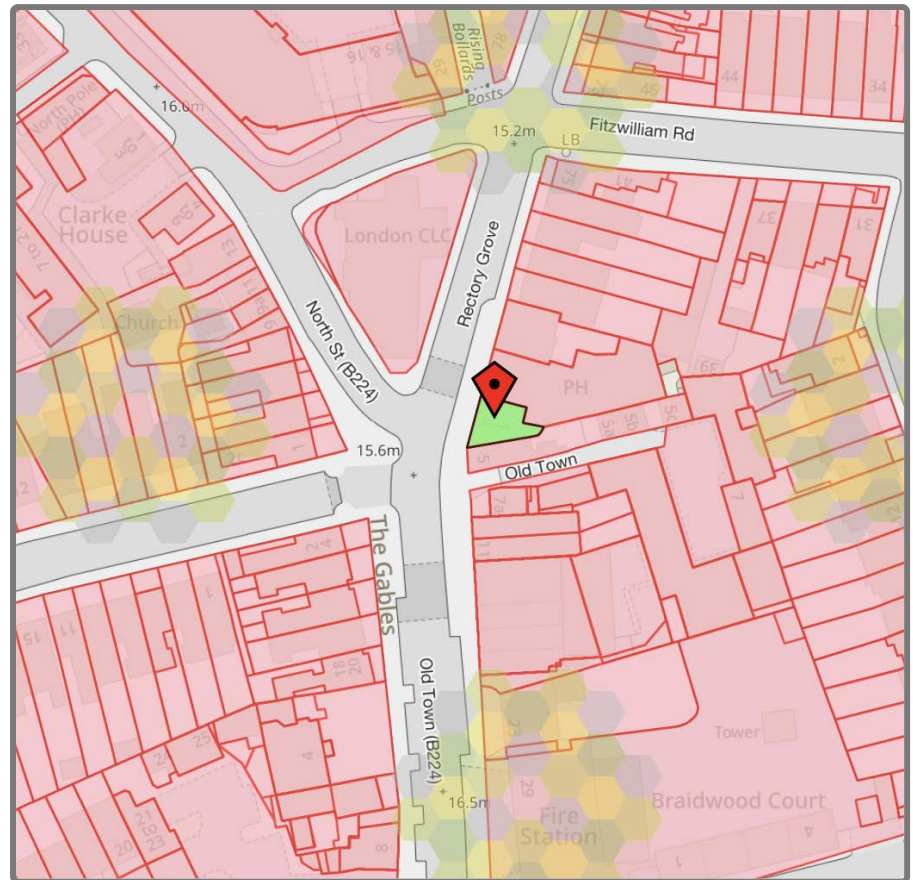
\*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

## Location

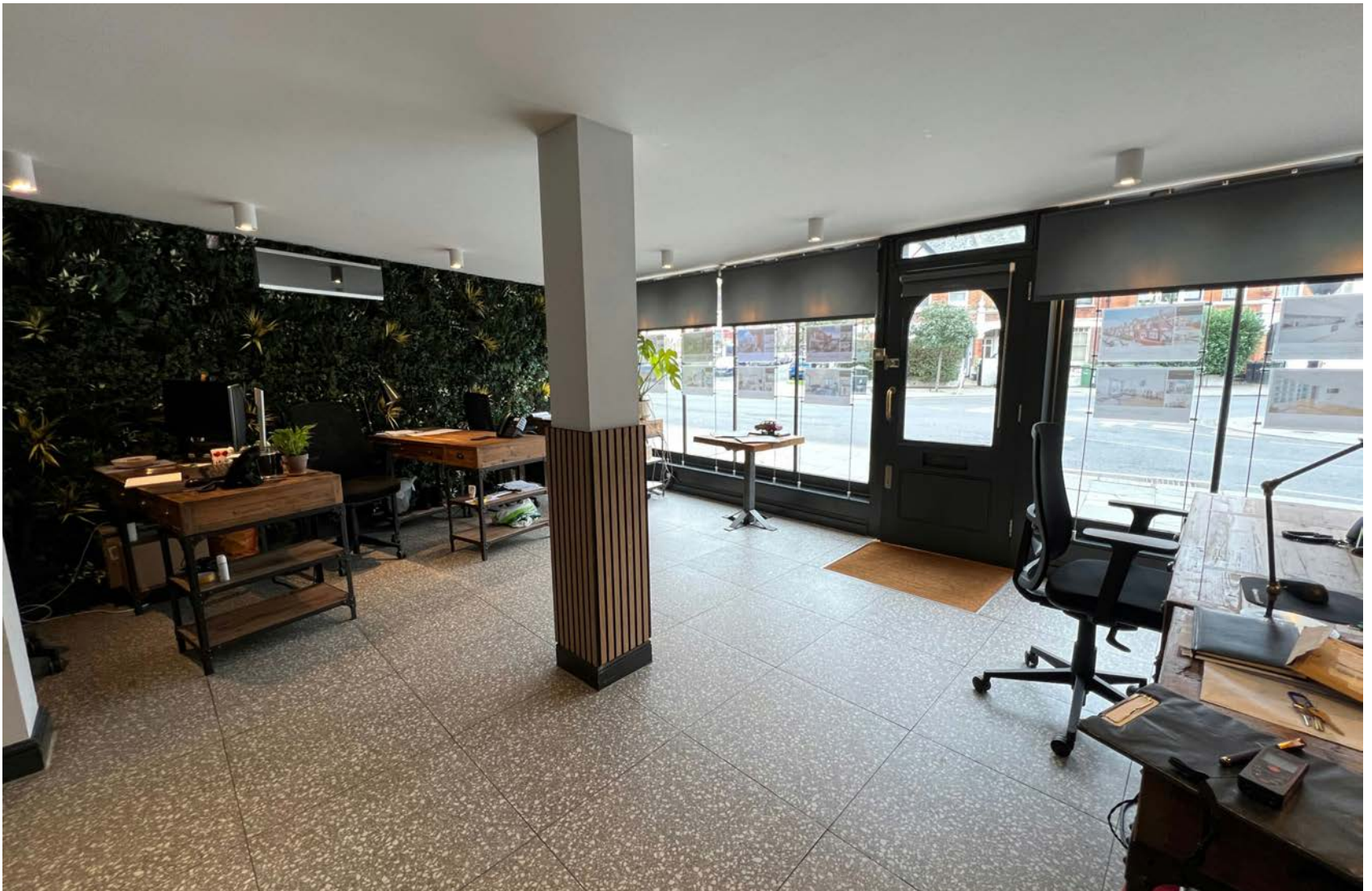
The property is situated on the East side of Old Town in Clapham, SW London.

Neighbours include The Apollo Arms, The Pigs Head, Gails Bakery, Old Town Tavern, and Virgin Gym.

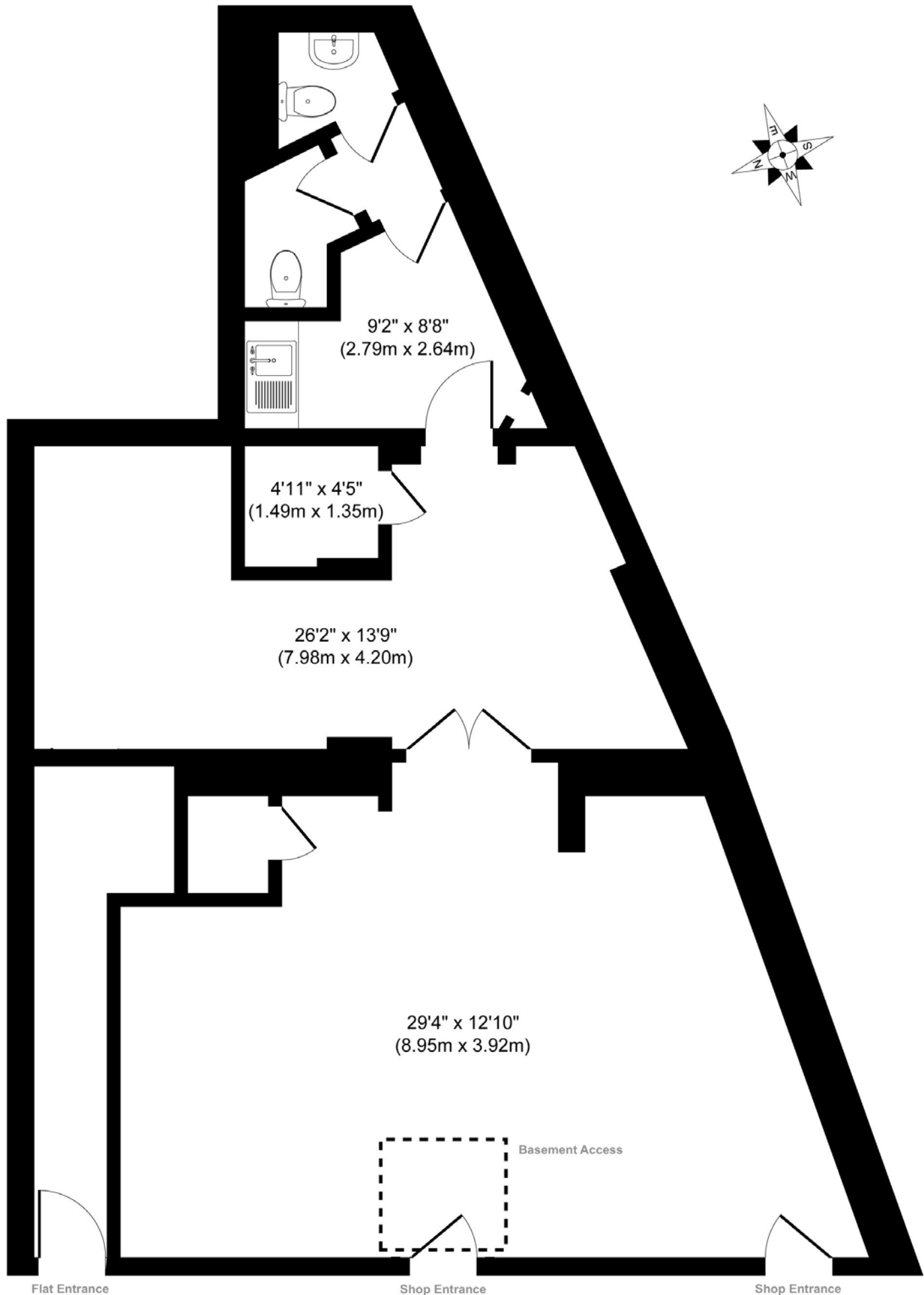
Clapham Common Underground and Wandsworth Road Stations are both 6 mins walk away, connecting you to the Northern and Overground lines. The area is well serviced by a number of bus routes.







# Ground Floor, 1-3 Old Town SW4



Flat Entrance

Shop Entrance

Shop Entrance

Ground Floor

**Evans Pearson**  
Chartered Surveyors

**Gross Internal Floor Area 862 sq. ft / 80.13 sq. m**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property



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.