

# 1-7 VOLTAIRE ROAD, CLAPHAM

SW4 6DQ



We have been instructed to market the long leasehold interest in 1-7 Voltaire Road, Clapham and outline the salient details as follows:

## Location and Communications

The property is located in the affluent south London suburb of Clapham, 3 miles south west of Central London. The property is in a strong position on Voltaire Road just off Clapham High Street. Being opposite the entrance to Clapham High Street overground station and in close proximity to Clapham North underground station, the property has excellent public transport connections and strong footfall. Other occupiers in the vicinity include Adventure Bar, Chicago Rib Shack and Sainsbury's.

## Tenure

The property will be sold as a new long leasehold interest of 999 years at a peppercorn rent.

## Tenancy and Accommodation

The property comprises 3 ground floor retail and leisure units and is let in accordance with the below tenancy schedule, offering a WAULT of 9.3 years to expiry (7.4 years to break):

	Tenant	Lease Start	Lease Expiry	Break Date	Rent (pa)	GF Area (sq ft)	Bment Area (sq ft)	ITZA	Rent (psf)
Unit 1	D Vine Cellars Ltd	28/09/2018	29/09/2033	28/09/2023 28/09/2028	£24,000	359	315	328	£73.20 ZA
Unit 2	Haemn Rostam (t/a Rosh Barbers)	28/09/2018	28/09/2033		£17,500	292	-	254	£68.92 ZA
Unit 3	Ken Sam (t/a Tsunami Restaurant)	20/07/2001	19/07/2026		£85,000	2,060	-	-	£41.26 overall
<b>Total</b>					<b>£126,500</b>				

## Proposal

We are instructed to seek offers in excess of **£1,650,000** reflecting a **Net Initial Yield of 7.22%**. Yields are net of purchasers costs of 6.16%.

Our client would also consider a sale of the freehold interest including 26 residential flats – 4 let on ASTs and 22 sold off on long leases.

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GOAD PLAN



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