

LOT11- London

Commercial Auction 30th September 2025

allsop



Freehold Shop and Residential Ground Rent Investment

17 Lavender Hill, Battersea, London SW11 1JW

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GUIDE PRICE

£190,000+

Gross Initial Yield 8.58%

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Live Stream (the first lot to be offered at 10am)

Key Features

- The property comprises a shop with 4 flats let on long leases one of which has an expiry in 2089
- Ground floor shop let on a lease expiring 2036 (no breaks)
- Total retail accommodation of approx 91.96sqm (990sqft)
- Affluent South West London suburb close Clapham Junction Rail Station
- Occupiers close by include Café Nero, Co-op, Sainsbury's & Tesco Express
- VAT is not applicable
- **Six Week Completion Available**

Total Current Rent Reserved

£16,300 p.a.

Tenure

Freehold



Location

- ★ Battersea is an affluent and popular South West London suburb located within the London Borough of Wandsworth, approximately 2.5 miles from central London
- A The area is well connected by road with A24, A3 and A205 (South Circular), all easily accessible
- 🚉 Clapham Junction, Queenstown Road and Wandsworth Road Stations are equidistant from the property and provide Overground and National Rail Services
- 🚆 Clapham Common Station provides Northern Line Underground services
- 🚦 The property is situated on the south side of Lavender Hill, close to its junction with Garfield Road
- 🛒 Occupiers close by include Café Nero, Co-op, Sainsbury's, Tesco Express, Adbrooke and Premier Inn amongst many other local businesses

Additional Information

- The Property comprises a shop which is arranged on the ground and basement with three flats above and one to the ground floor rear which have been let on long leases

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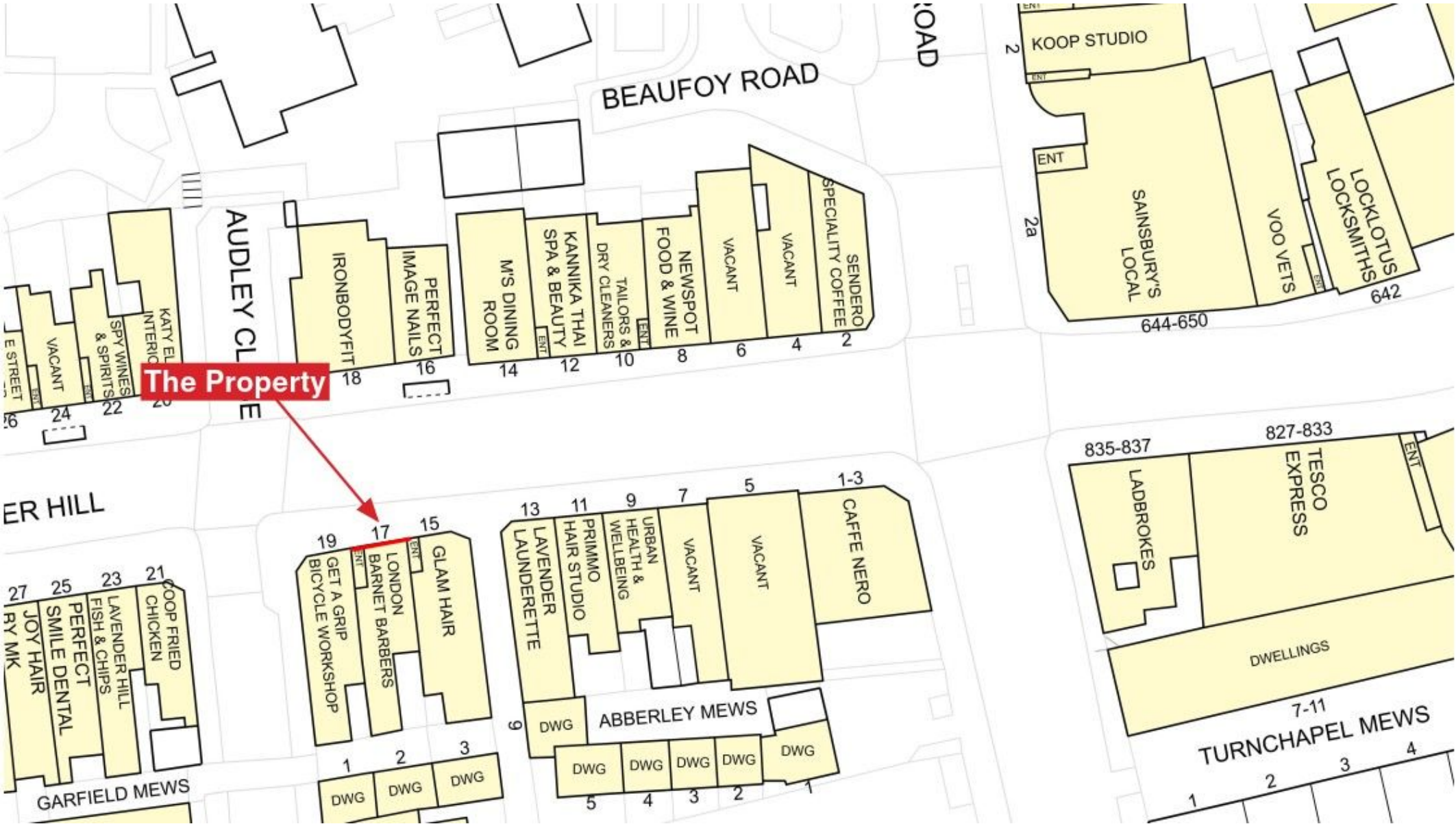
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Address	PresentLessee	Accommodation			LeaseDetails	CurrentRent(PA)	NextReview/Reversion
17	I WahidKhidr (t/aLondonBarneBarbers)	Basement	43.82sqm	472sqft	15yearsfrom13.02.2021 Rentreviewevery5thyear EffectivelyFR&I bywayofservicechargesubjecttoa scheduleof condition	£16,000p.a.	RentReview2026
		GroundFloor	48.14sqm	518sqft			
		Subtotal	91.96sqm	990sqft			
17A	Individual(s)	FirstFloor- Flat			Subjecttoa leasefora termof99yearsfrom29.9.1990	£100p.a.	Reversio0089
17B	Individual(s)	SecondFloor- Flat			Subjecttoa leasefora termof189yearsfrom29.9.1990	Peppercorn	Reversio0179
17C	Individual(s)	First&SecondFloor- Flat			Subjecttoa leasefora termof125yearsfrom15.8.2016	£100p.a.	Reversio0141
6 GarfieldMews	Individual	GroundFloor- Flat			125yearsfrom19.09.2014	£100p.a.	Reversio0139
Total						£16,300 p.a.	

N.B.NotinspectedbyAllsopLLP.FloorareasourcedfromtheValuationOfficeAgency(www.gov.uk/hm-treasury/business/sates)
Please noteSection5bNoticesundertheLandlordandTenantAct1987havebeenservedonthequalifyingtenantsTherehavebeeno responsesThislotcannotbesoldprior to the auctionSeegalapackforfulltenancyinformation











Disclaimer

Important notice Preregistration approval bid, guide prices, reserves, additional charge and other matters

Preregistration approval bid

All spon now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti money laundering legislation must be satisfactorily completed as part of this process before prior approval bid will be given. Please use the link on our website to preregister.

Following approval bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices) is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does exceed the guide price.
2. Where a range is given the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given the Reserve will be within 10% upwards or downwards of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA" it means no guide price has been set at present. Please do not call our office about this - the guide price or range of prices will be published online immediately become available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up to date, it is possible that the reserve prices set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers fees, Seller's fees and additional charges

9. For each Lot, a Buyers Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for £10,000 or more Buyers Fee of £2,000 inclusive of VAT
- Lots sold for less than £10,000 Buyers Fee of £300 inclusive of VAT

Commercial Auctions

- All Lots Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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