



SITUATION

Located between Battersea Park Road and Simpson Street amongst a variety of local and independent traders and a **Premier Convenience Store**, all serving the surrounding population. In addition, there is a street market along this thoroughfare on Saturdays and Sundays. Clapham Junction Station (Overground and Mainline) lies approx. ½ mile to the south and the newly regenerated Battersea Power Station lies approx. 1 ½ miles distant. Battersea is a vibrant commercial and residential area near the South Bank of the River Thames and lies approximately 3 miles from central London, enjoying easy access to the A24, A3 and A205 (South Circular).

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with separate front access to **8 Self-Contained Flats** on the upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The flats above the ground floor of No. 171 are accessed from No. 169.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.169 Battersea High Street (Shop & 3 Flats)	Ground Floor Shop Gross Frontage 17'2" Internal Width 12'8" widening to 16'3" Shop Depth 27'2" Built Depth 56'1" WC	Moda Foods Limited (Specialty 100% Gluten Free Bakery – Visit: www.mannadew.co.uk/shop)	15 years from 24th November 2021 (Renewal of a previous lease – In occupation since 2015)	£16,000	FRI Rent Reviews 2026 and 2031.
	3 Flats Not inspected	Merhav (Surrey) Ltd	250 years from 24th November 2006	£250	FRI
No.171 Battersea High Street (Shop & 5 Flats)	Ground Floor Shop Gross Frontage 16'9" Internal Width 11'1" Shop Depth 18'3" Shower/WC	Moda Foods Limited (Specialty 100% Gluten Free Bakery – Visit: www.mannadew.co.uk/shop)	10 years from 11th September 2024	£9,250	FRI Rent Reviews 2028 and 2032. Tenant's Break 2027. This unit is used as store in connection with the adjoining bakery.
	5 Flats Not inspected	Merhav (Surrey) Ltd	250 years from 25th March 2009	£250	FRI
				Total: £25,750	



Photograph taken on a market day



Interior of No. 169



Interior of No. 169



£25,750 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Simkins LLP

Tel: 020 7874 5600 Ref: David O'Dwyer

Email: david.odwyer@simkins.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'