



## SITUATION

Located on the north side of the A3036 St. John's Hill between its junction with Harbut Road and St John's Hill Grove, diagonally opposite **Sainsbury's Local** and amongst a variety of Cafés, Restaurants and local traders. The property is within a few minutes' walk from Clapham Junction Station (Mildmay, Windrush, South Western & Southern Lines). Clapham is a fashionable suburb of South London close to Balham and Battersea and approx. 5 miles from central London.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access from Harbut Road to a **Large Self-Contained Flat** on the first and second floors and a **Basement**.

In addition, the property includes a **Rear Garden**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	21'8"
Internal Width	20'9"
Shop Depth	20'5"
Built Depth	33'4"
Store Area	Approx. 450 sq ft
Ladies & Gents WCs	

### Basement

Not inspected

### First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom, Sep WC  
GIA Approx. 1,380 sq ft

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organization Limited as a Betting Shop (having approx. 2,300 branches)** for a term of 3 years from 24th July 2020 at a current rent of **£43,150 per annum** exclusive (see Note 1).

**Note 1: The lessees have been in occupation since at least 2008 and are now holding over and no notices have been served by either side. An informal discussion with William Hill has indicated that they would prefer to renew a lease of the ground floor and surrender the flat.**

**Note 2: The flat is currently sub-let on an AST at a rental of £22,800 p.a. from 2021.**

**Note 3: We understand that flats in this location are on the market at between £600 - £900 per sq ft.**

**Note 4: William Hill also occupy No. 138 St John's Hill which intercommunicates with No. 136 at ground floor level, but this property does not form part of the sale.**

**£43,150 p.a. (see Note 1)**

The Surveyors dealing with this property are  
**John Barnett and Jonathan Ross**

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'**

## Vendor's Solicitors

Sherrards  
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