



FREEHOLD BUILDING FOR SALE RESTAURANT WITH LARGE SELF CONTAINED 3 BED MAISONETTE



**47 Balham Hill, Clapham South
London SW12 9DR**

Location: Prominently positioned fronting Balham Hill close to its junction with Gaskarth Road. Clapham South Underground Station (Northern Line) is a short walk. It is convenient to all local amenities and other major retailers near by include Tesco and M&S local.

Description: The building comprises a restaurant on ground and basement with a large self contained 3 bedroom flat on the 1st and 2nd floors.

Accommodation: Restaurant
Ground floor seating and kitchen 84.4 m² (909 sqft)
Basement WCs, office and stores

1st & 2nd Floor Residential Flat
3 bedrooms, reception, kitchen and bathroom.

Income: Restaurant
Now vacant previously rented at £55,000 pax

Flat
Currently let by way of an AST agreement at a rent of £22,200 pa (£1,850 pcm). The sale is to include the benefit of this tenancy agreement.

Price: **£950,000**

VAT: The vendor advises VAT is not applicable.

Business Rates: Rateable value £17,250
Rates Payable (2011/12) £7,469.25

Interested parties should make their own enquiries to the London Borough of Wandsworth to verify this information.

Council Tax: Band C

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment only through sole agents Mortimers
Tel: 020 7198 8363