



## Unit 1, 36 Bromells Road,, Clapham, SW4 0BG

**LONG LEASEHOLD INVESTMENT OPPORTUNITY |  
GROUND FLOOR OFFICE UNIT | CURRENT INCOME £26,250 pa.**

## FOR SALE

**Area: 979 FT<sup>2</sup> (91M<sup>2</sup>) | Price: POA**

### LOCATION:

Situated in Bromells Road, in the heart of Clapham Old Town, the office unit is within walking distance from Clapham Common Underground station (Northern Line) providing direct access into the City and West End. Clapham High Street overground is similarly within close proximity offering services from Clapham Junction to Highbury & Islington.

The immediate area is a diverse mixture of both residential and commercial properties and offers a wide range of local shops, restaurants, bars and pubs, all a short walk from the office unit. Nearby restaurants include; Bistro Union, The Jam Tree, The Abbeville, Del A'ziz along with a number of independent coffee shops. Clapham Common is less than one minute walk, situated at the end of Bromell's Road.

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### DESCRIPTION:

The unit extends to approximately 979 sq ft and forms part of a mixed-use redevelopment. Situated on Bromells Road, the area benefits from a diverse mixture of both residential and commercial properties and offers a wide range of local shops and restaurants, all within close proximity.

Floor plans and copy of the lease available upon request.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	979	91
<b>TOTAL</b>	<b>979FT<sup>2</sup></b>	<b>91M<sup>2</sup></b>

### AMENITIES:

- Investment opportunity
- Forms part of mixed-use scheme
- Excellent transport schemes
- Reversionary rent
- Alternative uses subject to planning
- Prominent location

### TENURE:

The property is offered by way of 999 year lease from 13th November 2006, subject to an occupational lease.

The unit is let to Citizen Card for a term of ten years from May 2011 expiring Nov 2021.

**OFFERS IN EXCESS OF:** POA

**VAT:** Not Applicable.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

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