

London SW11 - 22 St John's Road, Clapham SW11 1PN
Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



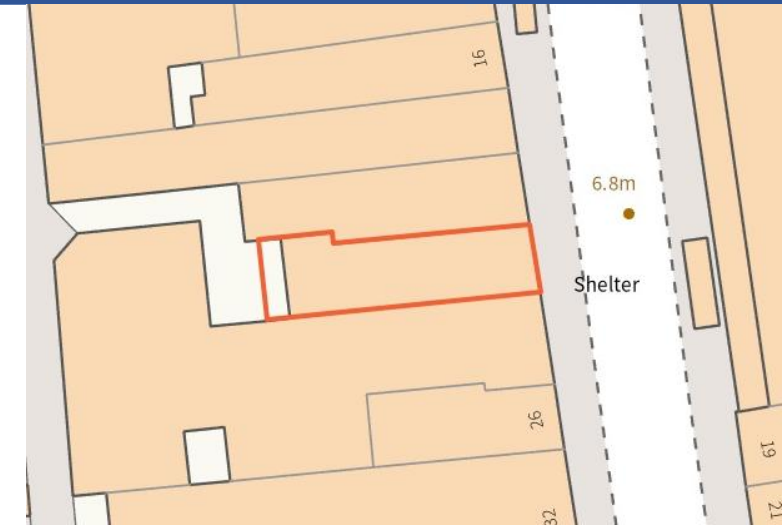
London SW11 - 22 St John's Road, Clapham SW11 1PN

Freehold Retail Investment



Investment Consideration:

- Purchase Price: £1,350,000
- Gross Initial Yield: 6.62%
- Rental Income: £89,350 p.a.
- VAT is applicable to this property. TOGC available.
- Let entirely to Greggs PLC until 30.07.27. Rent review from 2022 outstanding.
- Comprises ground floor retail premises with ancillary accommodation at first floor
- Nearby occupiers include Sainsburys Local, Tortilla, Caffe Nero, Subway, Starbucks, Halifax, M&S Simply Food, Barclays Bank, JD Sports, Metro Bank, Vodafone, TK Maxx and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No 22 (Ground/First Floor)	Ground Floor: 75.31 sq m (810 sq ft) First Floor: 38.87 sq m (418 sq ft)	Greggs PLC	10 Years from 1 August 2017	£89,350	Note 1: FRI Note 2: Rent review from 2022 outstanding Note 3: Break option in 2022 NOT exercised
			Total	£89,350	

London SW11 - 22 St John's Road, Clapham SW11 1PN

Freehold Retail Investment



Property Description:

The property comprises two-storey retail premises t/a Greggs, arranged over ground and first floor, providing the following accommodation and dimensions:

Ground Floor: 75.31 sq m (810 sq ft)

Open plan retail, kitchen, storage, wc

First Floor: 38.87 sq m (418 sq ft)

Ancillary, storage

Total GIA: 114.18 sq m (1,228 sq ft)

Tenancy:

The property is at present let to Greggs PLC for a term of 10 Years from 1st August 2017 at a current rent of £89,350 p.a. and the lease contains full repairing and insuring covenants. Rent review from 2022 outstanding. Break option in 2022 NOT exercised.

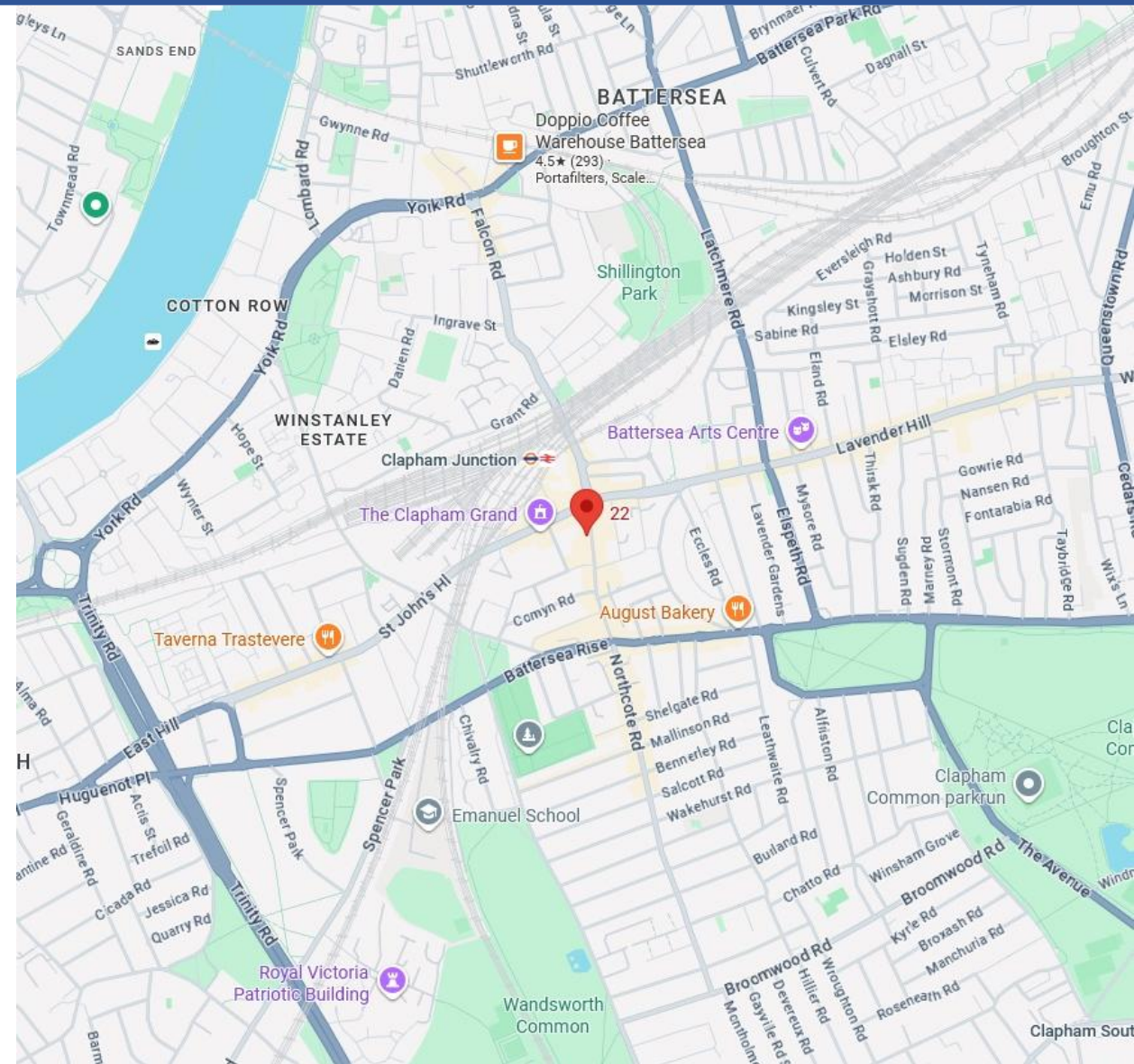


London SW11 - 22 St John's Road, Clapham SW11 1PN Freehold Retail Investment



Location:

Clapham is located within the London Borough of Wandsworth and is an affluent and densely populated area of South-West London some 3.5 miles from Central London. The area benefits from excellent road communications via the A3, A23 and A24 which all provide access to the the M25 motorway. Clapham Junction Rail Station provides frequent services to Central London, the South Coast and the West via Southern, South-Western Railway, Gatwick Express and London Overground. Retail occupiers close by include Sainsburys Local, Tortilla, Caffe Nero, Subway, Starbucks, Halifax, M&S Simply Food, Barclays Bank, JD Sports, Metro Bank, Vodafone, TK Maxx, McDonalds, Boots and Santander amongst many others.



London SW11 - 22 St John's Road, Clapham SW11 1PN

Freehold Retail Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales
M: +44(0)75545 57088
E: sam@bluealpine.com



Prash Jaitley – CEO
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In the event any part of the property is in residential use, The Renter's Rights Act 2025 may apply to this property.