

Prime London Suburban
Retail Investment

PRICE REDUCED



82 Northcote Road, London SW11 6QN

BATTERSEA



Investment Summary

- **Affluent South West** London residential suburb
- Situated in the **trendy and sought-after Northcote Road** with its **aspirational retailers, café's and restaurants**
- Retail pitch with strong retail demand and **excellent rental growth prospects**
- Short 8 minute walk from one of the **UK's busiest train stations, Clapham Junction**
- **Well configured 1,211 sq ft retail unit occupied by a 'high-end' Pilates Studio**
- Nearby occupiers include; **Bayley & Sage, Aspiga, Aesop, GAIL's, Sweaty Betty, Whistles, and Jimmy Fairly**
- **Let to Mind and Motion Ltd on a 20 year lease at a rent of £85,000 per annum (tenant only break at year 10)**

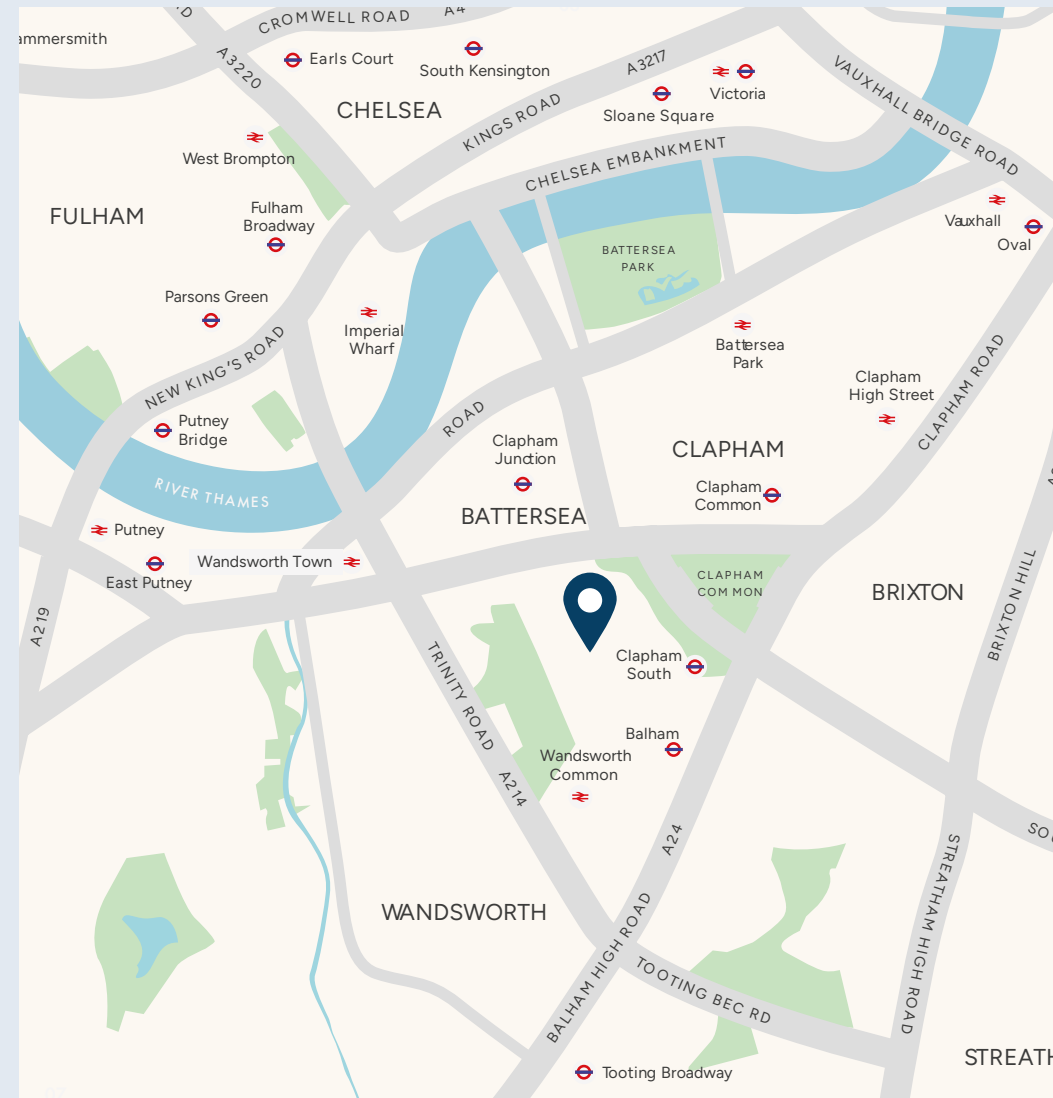
We are seeking offers in excess of **£1,100,000 (One Million, One Hundred Thousand Pounds)** exclusive of VAT and subject to contract.

This reflects a **net initial yield of 7.31%** (assuming graduated purchaser's costs of 6.8%).

Location

Northcote Road is one of South London's most premium retail streets, located in Battersea in the London Borough of Wandsworth. Northcote Road is effectively an extension from Clapham Junction Station and St John's Road (a more High Street location with Waitrose and M&S) providing a more aspirational and vibrant pitch with independent retailers, galleries, cafes and restaurants.

The area is situated 4 miles south of Central London, 2.5 miles south of Chelsea, and 1.5 miles west of Clapham High Street. The surrounding area offers excellent schools, great transport links yet still provides a 'village feel'. Extremely popular with both young professionals and families, this neighbourhood between the commons is highly desirable.



Demographics

- Whilst the resident population within a 1-mile radius of Northcote Road is circa 160,000 people, the wider customer base extends to 384,000 people.
- Local residents spend 66% more than the national average on restaurants and leisure and this is because the area is predominantly youthful with an over representation of younger adults between the ages of 25-44 years. This 'high spend' demographic help curate the thriving and sought-after environment that Northcote Road has become.
- The local population is unsurprisingly very affluent with the proportion of people categorised in the highest social groups AB and C1 approaching 80% compared to the national average which is around 55%.

Transport



Battersea benefits from excellent road connections via the A205 South Circular and the A3 which runs from the City of London, through Clapham, Battersea and out through South West London down to Portsmouth.



The property is an 8-minute walk from Clapham Junction Station one of the busiest train stations in the UK providing both mainline rail and overground services with a fastest journey time to London Victoria of 6 minutes and London Waterloo of 9 minutes. There is also a direct service to Gatwick Airport with a journey time of 24 minutes.



Situation

The property occupies a prominent position on the west side of Northcote Road between Bennerley Road and Salcott Road. The immediate environment boasts a blend of high-end and specialty retailers, cafes, boutique eateries, bars and pubs.

Retailers in close proximity to the subject property include; Bayley & Sage, Aspiga, Aesop, GAIL's, Sweaty Betty, Postmark, Whistles, and Jimmy Fairly. As you approach St John's Road you pass Ole & Steen, Sainsbury's, The Ivy, Joe & The Juice, Black Sheep Coffee and Oliver Bonas.

Tenure

The property is to be sold by way of a new 999-year lease at a peppercorn rent.





Accommodation

The terraced Victorian property was built circa 150 years ago consists of a well configured retail unit on the ground floor and refurbished residential units in the upper floors. The current owner will retain the residential upper parts so it is simply the ground floor retail unit that is being sold.

	sq ft	sq m
Ground Floor	1211	112.49
ITZA	498 Units	

EPC

A new EPC is currently being done given the improvements to the building.

Tenancy

The retail unit is let to Mind and Motion Limited on a 20 year lease from 23rd May 2025 at a passing rent of £85,000 per annum. There is a tenant only break at year 10 (23rd May 2035). Reviews are 5 yearly and upward only to market rent with the first review on 23rd May 2030.

The tenants responsibility for repair are an internal repairing lease and a service charge contribution. Further information can be made available.

Covenant

Mind and Motion Limited (15324674) operate as an independent pilates studio and have two other branches in Streatham and Dubai. A rent deposit of £14,167 is held by the landlord.

TLK Capital Investment Management Limited act as Guarantor.

VAT

The property is not elected for VAT.

AML

A successful bidder will be required to provide information to satisfy the AML requirements when the heads of terms are agreed.

Contact

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Proposal

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