

64

NORTHCOTE ROAD

BATTERSEA | SW11

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RARE RETAIL &
RESIDENTIAL
FREEHOLD
For Sale



INVESTMENT SUMMARY

*Attractive
prominent
corner
mixed-use
investment*

- Affluent South West London residential suburb;
- Situated on the sought-after Northcote Road, well-known for its diverse and upscale selection of shops, cafés and restaurants;
- Buoyant retail pitch with strong tenant demand and rental growth prospects;
- Excellent connectivity with Clapham Junction Station just an 8-minute walk away, providing direct links to Central London and beyond;
- Freehold;
- Well configured 2,928 sq ft (272 sq m) of retail and residential accommodation;
- Ground and Lower Ground is let to Gail's Bakery, a popular and nationally expanding artisan bakery;
- Residential upper parts comprise 2 self-contained 2-bed apartments let on ASTs;
- Fully let with a total passing income of £154,100 per annum.

64 NORTHCOTE ROAD

THE VENDOR IS SEEKING
OFFERS IN EXCESS OF

£2,775,000

(Two Million Seven Hundred and Seventy Five Thousand Pounds), exclusive of VAT and subject to contract.

NET INITIAL YIELD

Retail: 6.07%
Blended: 5.20%

CAPITAL VALUE

Residential: £907 per sq ft
Total: £948 per sq ft

(assuming graduated purchaser's costs of 6.80%)

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NORTHCOTE
ROAD

Northcote Road lies within an affluent south west London suburb, forming part of the wider Battersea neighbourhood in the London Borough of Wandsworth, known for its strong village atmosphere.

Northcote Road sits within an densely populated and affluent area of the London Borough of Wandsworth. There is a resident population of circa 160,000 within a 1 mile radius of the subject property and a consumer base of 384,000 people.

WANDSWORTH
COMMON

LOCATION

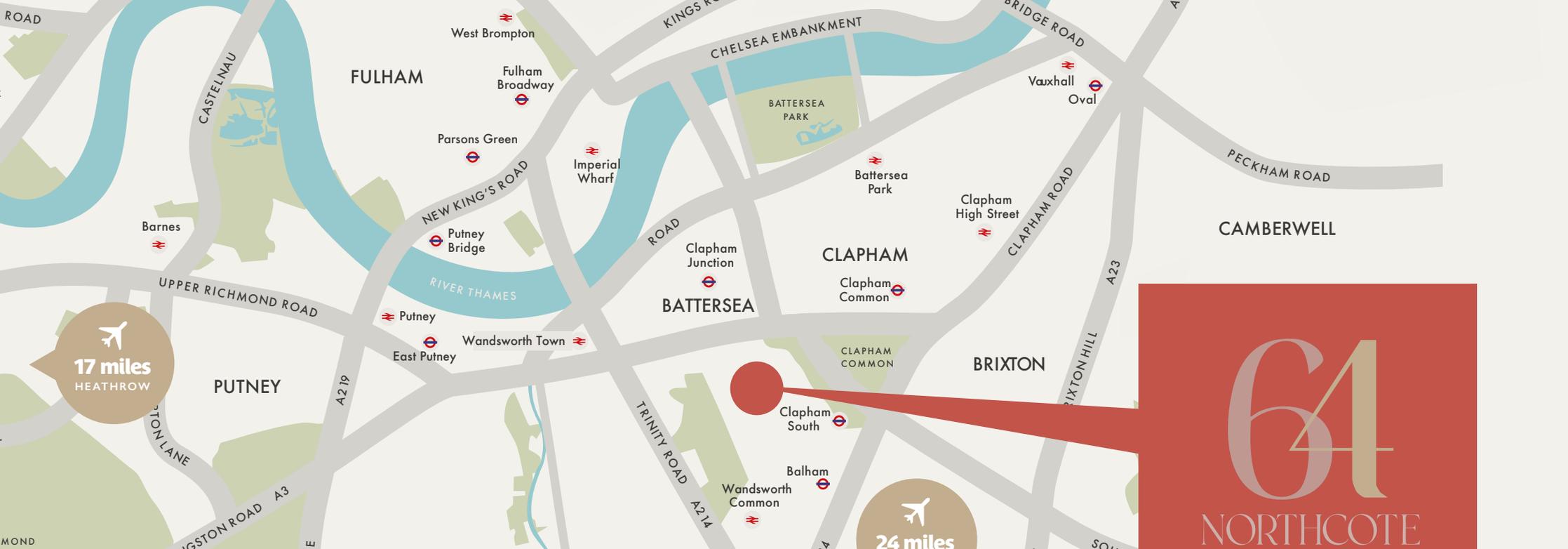
Northcote Road is located in the heart of Battersea, a highly desirable and affluent residential area in south west London.

The property occupies a prime corner position on this renowned high street, a popular destination known for its vibrant mix of independent retailers, cafés and restaurants. It is ideally situated near key local hubs including Battersea Rise, St John's Hill and Lavender Hill.

RESIDENTS SPEND 66% MORE THAN THE NATIONAL AVERAGE IN RESTAURANTS, CAFES AND BARS



The surrounding neighbourhood offers excellent schools, a vibrant community, and great transport links. Battersea has become a top London borough, attracting families and young professionals with its green spaces like Clapham and Wandsworth Commons and its wide range of attractive period properties.



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NORTHCOTE ROAD

CONNECTIVITY

The area benefits from immediate access to major road arteries such as the A24 (Central to South London & Surrey) A3 (Central to Surrey), A3205, and South Circular.

The area enjoys excellent transport connectivity, with Clapham Junction Railway Station providing major overground links, complemented by nearby Underground stations including Balham, Clapham South, and Clapham Common - all located within approximately 1.5 miles.

TRAVEL TIMES FROM CLAPHAM JUNCTION RAILWAY & OVERGROUND STATION

London Victoria	6 minutes
London Waterloo	15 minutes
Gatwick Airport	24 minutes
Stratford	45 minutes

Balham / Clapham South & Common Underground stations provide Northern Line services to Stockwell, Waterloo, London Bridge, Bank and the West End.



BUS ROUTES

- 35 to Shoreditch via Brixton and London Bridge
- 37 to Putney
- 77 to Waterloo
- 337 to Richmond

SITUATION

The subject property is situated on a prominent corner position on the west side of Northcote Road, at its junction with Mallinson Road. Northcote Road is the main upmarket retail and leisure destination in Battersea.



The area is particularly favoured by young professionals and families, its famous road stretches for over half a mile, lined with a characterful array of independents, specialist shops, boutiques, galleries, cafes, bars and restaurants.

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RETAIL



The property comprises a prominent corner end of terrace building featuring a ground floor bakery and café with basement ancillary accommodation.

RESIDENTIAL



The three upper floors provide modern residential accommodation, comprising two large 2-bedroom flats which were completely refurbished and developed recently.



The first floor comprises a two-bedroom flat and the second and third floors comprise a two-bedroom self-contained maisonette with both flats accessed via Mallison Road and held under Assured Shorthold Tenancies (AST).

ACCOMMODATION

TENURE

The property is held Freehold under title number 112248.

Accommodation	Demise	Sq Ft	Sq M
Gail's Bakery	Ground Floor	1,039	96.5
	Lower Ground	318	29.5
	Sub-Total	1,357	126
Flat A	First Floor	721	66.9
Flat B	Second and Third Floors	850	78.9
	Sub-Total	1,571	146.0
Combined Total		2,928	272.0



The property comprises a ground floor bakery and café with basement ancillary accommodation and demised staff parking at the rear.

The three upper floors provide two modern 2-bedroom flats with a combined total floor area of 1,571 sq ft. The total floor area for the whole building is 2,928 sq ft.

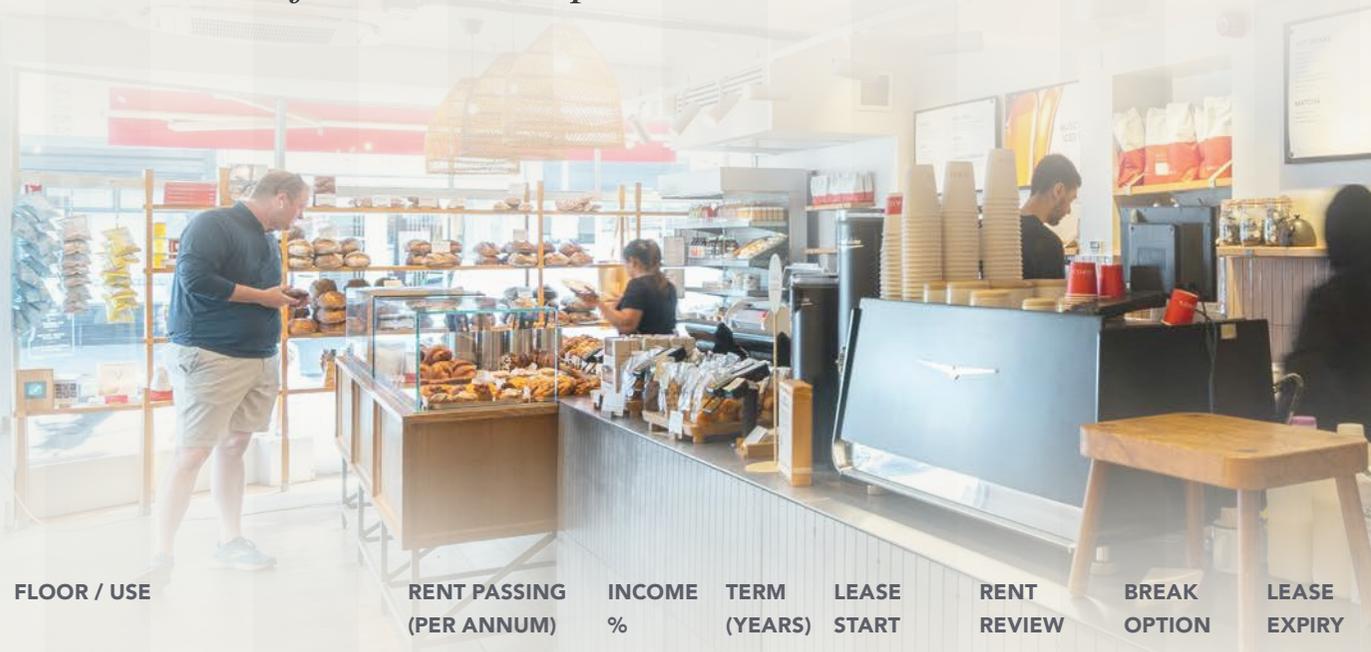
TENANCY

The property generates income from both retail (57%) and residential tenants (43%) across two self-contained apartments.

GAIL'S

The ground and basement are let to Gail's Limited under a 15-year lease from 20th December 2018 to 19th December 2033, at a passing rent of £85,000 per annum. There is an upward-only rent review to the open

market value scheduled for 20th December 2028, and the tenant has a break option 19th December 2028. The tenant benefits from a separately licensed car parking space at a cost of £2,500 per annum.



FLOOR / USE	RENT PASSING (PER ANNUM)	INCOME %	TERM (YEARS)	LEASE START	RENT REVIEW	BREAK OPTION	LEASE EXPIRY	COMMENTS
RETAIL - GAIL'S BAKERY		57%						
Ground and Lower Ground	£85,000	55%	15	20/12/2018	20/12/2028	19/12/2028	19/12/2033	Inside the Act New lease signed for just the commercial space. Rent review for 20/12/2023 agreed at £85,000 pax.
Parking Space	£2,500	2%	-					
RESIDENTIAL		43%						
1st Floor - Flat A	£33,600	22%	2	31/10/2024			30/10/2025	
2nd & 3rd Floors - Flat B	£33,000	21%	2	27/05/2025	27/05/2026		26/05/2027	
TOTAL	£154,100	100%						

COVENANT

Gail's is an artisan bakery and café chain founded in the 1990's who opened their first bakery in Hampstead High Street in 2005.

The company is the fastest growing bakery chain in the UK with 170 outlets and a further 40 targeted to open for 2025. 57% of the income is secured against the undoubted Gails Limited (Company Number 06055393)

Financial Year Ending	Turnover £'000s	Profit (Loss) Before Tax £'000s	Total Assets £'000s
2 Feb 2024	£179,050,033	£25,365,625	£46,926,543
2 Feb 2023	£135,304,482	£16,038,114	£16,744,626



PLANNING

The property is not listed and does not sit within a conservation area.

EPC

Available upon request.

VAT

The property is not elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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PROPOSAL

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Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. JULY 2025

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