

6 WEEK COMPLETION



SITUATION

Located in this well known main road shopping location serving the affluent surrounding residential area, directly opposite **Wimbledon Theatre** and a Public Car Park, close to Wimbledon Station (Main Line) and a number of multiples including **Pizza Express, Sainsbury's, Coral** and **Blockbuster**.

PROPERTY

A period terraced building comprising a **Ground Floor Shop** with separate front entrance to **2 Self-Contained Maisonettes and 1 Self-Contained Flat** which have been recently converted to a very high standard to include UPVC double glazed units, gas central heating, wood/tiled and carpeted flooring, solid wood kitchen units, hob/oven, waste disposal, dishwasher, washer/dryer and fridge/freezer with appliance insurances in place. Both Maisonettes are fully furnished.

VAT is NOT payable in respect of this Lot

FREEHOLD

£82,200 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**



Note 1: No. 102 The Broadway (Shop/Basement) producing £25,000 p.a. sold in our Auction on 14th July 2011 for £452,000 (Gross Yield 5.5%)



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'6" Internal Width 15'6" Shop Depth 40'7" Built Depth 73'7" WC	Thin Vu Nguyen t/a Princess Nails (Nails Beauty Care)	15 years from 23rd October 2009	£30,000	FRI Rent Reviews 2014 & 2019 Note 2: The lessee is believed to have spent £70,000 fitting out.
Rear Ground & Rear First Floor Maisonette	Rear Ground Floor Lounge/Diner/Galley Kitchen Rear First Floor 2 Bedrooms (1 with Juliette balcony), WC/Shower, separate WC & separate shower room (GIA Approx 743 sq ft)	2 individuals	1 year from 26th August 2011	£16,200	AST Tenant's Break Feb 2012 Furniture included.
Front First Floor Flat	Lounge (double doors to front decked Terrace 11'6" x 19'9"), Kitchen, 1 Bedroom with en suite WC/Shower, 1 Bathroom, separate Bathroom/WC/Shower/Bidet (GIA Approx 831 sq ft)	3 individuals	1 year from 6th August 2011	£18,000	AST Tenant's Break at any time from 6th April 2012 on 60 days' prior notice
Second & Third Floor Maisonette	Second Floor Lounge/Galley Kitchen, Bedroom, separate Shower/WC Third Floor Bedroom with en suite Bathroom/WC/Bidet plus double doors to Balcony (GIA Approx 803 sq ft)	2 individuals	6 months from 27th September 2011	£18,000	AST Furniture included. £1,500 rent deposit. 3 months rent paid in advance.
TOTAL				£82,200	

Note 3: First Floor Flat at No.106 sold for £295,000 in March 2008.

Note 4: Floor plans of the maisonettes and flat are available from the Auctioneers.

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts