

LOT 15

296 Clapham Road, Stockwell, London SW9 9AE

Guide Price £20,000

SITUATION

Located within this well established parade, close to the junction with Stockwell Road, amongst such occupiers as **Iceland**, **Greggs** and **Better** and within 100 metres of Stockwell Underground Station (Northern & Victoria Lines). Stockwell is a popular area of London renowned for its cosmopolitan population and lies within a short distance of Fulham, Kensington and Chelsea.

PROPERTY

Forming part of a terraced retail parade comprising a **Ground Floor Corner Shop** with front lay-by parking.

ACCOMMODATION

Ground Floor Corner Shop

Gross Frontage	8'4"
Internal Width	7'8"
Built Depth	12'2"

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 250 years from 5th July 1999 at a peppercorn ground rent.

The Surveyors dealing with this property are
JONATHAN ROSS and **STEVEN GROSSMAN**



TENANCY

The property is let on a repairing and insuring lease to E. Williams (**See Special Conditions of Sale**) as a takeaway for a term of 15 years from 1st May 2001 at a current rent of **£2,000 per annum** exclusive.

Rent Reviews May 2006 and May 2011 are both Outstanding.

Note: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

VENDOR'S SOLICITORS

Hamllins LLP – Tel: 020 7355 6000

Ref: Ms Yvonne Raymond – Email: yraymond@hamllins.co.uk

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