



SITUATION

Occupying a prime trading position on the main A215 Walworth Road, close to the junction with Sutherland Walk, opposite **Marks & Spencer**, and amongst such other multiple traders as **NatWest, Foot Locker, D & A, Boots, Morrisons** and many others and within easy reach of Elephant & Castle Underground Station (Northern & Bakerloo Lines). Southwark Council is leading a regeneration programme to bring a landmark redevelopment to Elephant & Castle designed to create a major new town centre.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop.**

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-------|
| Gross Frontage | 11'3" |
| Internal Width | 10'8" |
| Shop Depth | 44'0" |
| Built Depth | 49'0" |
| WC | |

VAT is NOT payable in respect of this Lot

£27,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

TENURE

Leasehold for a term of 999 years from 2011 at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease (Subject to a Schedule of Condition) to N. Sofi as a shoe repairer for a term of 15 years from 29th September 2005 at a current rent of **£27,000 per annum** exclusive.

Rent Review 2015

Note: There is a £6,750 rent deposit held.



VENDOR'S SOLICITORS

Fuglers - Tel: 020 7323 6450
Ref: J. L. Pope, Esq - Email: jonp@fuglers.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