



SITUATION

Located on the main A24 close to the junction with Carlwell Street, opposite **Carpet Right**, and amongst a variety of local traders, as well as being only a short distance from the main retail thoroughfare of Tooting Broadway, approximately 7 miles south-west of central London.

ACCOMMODATION

Ground Floor

Gross Frontage	17'4"	
Internal Width	16'7"	
Built Depth	45'11"	
Office Area	Approx	90 sq ft
Garage/Store Area	Approx	515 sq ft

First Floor

3 Rooms (incl Kitchenette),
Bathroom, WC GIA Approx 530 sq ft*

Second Floor

3 Rooms (incl Kitchenette) GIA Approx 445 sq ft*

Total Upper Part **GIA Approx 975 sq ft***

*Areas include common parts

PROPERTY

A mid terraced building comprising a **Ground Floor former Car Showroom** which interconnects with a **Garage/Store** that has vehicular access into Aldis Mews at the rear. In addition, there is separate rear access to **Ancillary Accommodation** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There is potential to convert the ground floor to retail space, the upper parts into 2 Self-Contained Flats and to add a further floor/flat on the third floor (see adjoining building), all subject to obtaining the necessary consents.



**Vacant Showroom
& Upper Part with
Potential**

The Surveyors dealing with this property are
MATTHEW BERGER and **STEVEN GROSSMAN**

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