

6 WEEK COMPLETION



SITUATION

Located in this prime retail thoroughfare opposite Morden Underground Station (Northern Line) and amongst a host of multiple traders including **Boots, Holland & Barrett, Santander, Sainsburys, Greggs, Wimpy, Superdrug, KFC, Nationwide** and **Specsavers**.

Morden lies approximately 11 miles south-west of Central London.

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** with separate access by way of a rear service road to **2 Self-Contained Flats** on first and second floors plus large rear yard for storage and car parking.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1931 at a fixed ground rent of £50 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'11"
Internal Width	22'8"
Shop Depth	35'5"
Built Depth	59'7"

WC

First Floor Flat

Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC

Second Floor Flat

Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **City and Provincial (Equity Partners 3) Ltd** for a term of **82 years (less 3 days) from 29th September 1948** at a fixed ground rent of **£450 per annum exclusive**.

Note: The property is sub-let to Scope (having approx. 250 stores).

£400 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**



JOINT AUCTIONEERS
Williamson and Dace, 22 Cannon Hill, Southgate, London N14 6BY. Tel: 020 8886 4407. Ref: Ms Katherine Dace

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