



SITUATION

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

PROPERTY

Forming part of a terraced retail parade comprising a **Ground Floor Café**.

ACCOMMODATION

Ground Floor Café

Gross Frontage	18'7"	Internal Width	17'9"
Shop Depth	32'1"	Built Depth	44'7"
Store Area	Approx	130 sq ft	
WC			

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.

£15,000 per annum

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

TENANCY

The property is let on a repairing and insuring lease to **Elizabeth Berhane as a Café** for a term from 6th February 2012 to 24th March 2017 (Outside s. 24-28 of L&T Act 1954) at a current rent of **£15,000 per annum** exclusive.

Note 1: There is a £3,750 Rent Deposit held.

Note 2: The shop has traded as a cafe for a number of years.

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.



VENDOR'S SOLICITORS
Hamblins LLP – Tel: 020 7355 6000
Ref: Ms Yvonne Raymond – Email: yraymond@hamblins.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