



### SITUATION

Located within this well established parade, close to the junction with Stockwell Road, amongst such occupiers as **Iceland, Greggs, 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.

### TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 55</b> Guide Price <b>£135,000</b>	No. 284	<b>Ground Floor Shop</b> Gross Frontage 18'6" Internal Width 18'5" Built Depth 22'4" WC <b>Basement</b> Area Approx 420 sq ft	<b>V. K. Katri</b> (Fashion)	20 years from 3rd November 2002	£14,500	FRI <b>Rent Reviews</b> <b>November 2012 and</b> <b>2017</b> <b>Tenant's Break</b> <b>Nov 2016</b>
<b>Lot 56</b> Guide Price <b>£120,000-</b> <b>£125,000</b>	No. 286	<b>Ground Floor Shop</b> Gross Frontage 17'4" Internal Width 17'4" Built Depth 22'4"	<b>V. &amp; R. Kumar</b> (Fashion & Gifts)	15 years from 30th October 2007	£12,250	IRI <b>Rent Reviews October</b> <b>2012 and 2017</b>
<b>Lot 57</b> Guide Price <b>£130,000</b>	No. 288	<b>Ground Floor Shop</b> Gross Frontage 19'7" Internal Width 19'5" Built Depth 22'4" WC	<b>V Kumar &amp; R. Katri</b> (Fashion)	15 years from 1st September 1996	£14,000	Repairing & insuring <b>Holding Over</b>

**Note: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs in respect of each Lot.**

The Surveyors dealing with these properties are  
**JONATHAN ROSS** and **MATTHEW BERGER**

### PROPERTIES

Forming part of a terraced retail parade comprising **3 Ground Floor Shops (1 with Basement)** which interconnect with each other.

**VAT is NOT payable in respect of these Lots**

### TENURE

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

### VENDOR'S SOLICITORS

Hamblins LLP - Tel: 020 7355 6000  
Ref: Ms Y. 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) per lot upon exchange of contracts