



**IN THE SAME OWNERSHIP
FOR OVER 30 YEARS
6 WEEK COMPLETION**

SITUATION

Located on this main road (A23) close to the junction with Ingleton Street, overlooking Slade Gardens at the rear, in this established parade near to a **Coral** and serving the surrounding improving residential area.

Stockwell lies approximately 3 miles south of central London and benefits from excellent road links and transport links via Brixton and Stockwell Underground Stations (Victoria and Northern Lines).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** and **Cellar** with internal access to a **Self-Contained Flat** on part ground, first & second floors.

In addition, there is a **Detached Storage Building** at the rear of which the first floor is accessed from the adjacent property and does not form part of the title being sold.

VAT is NOT payable in respect of this Lot

FREEHOLD

£10,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

ACCOMMODATION

Ground Floor Shop

Internal Width	7'3"
Shop Depth	22'1"
Built Depth	57'0"

Cellar – Not inspected

Part Ground, First & Second Floor Flat

3 Rooms, 2 Kitchens, 2 x Shower Room/WC

Rear Storage Building – Not inspected

TENANCY

The entire property is let on a full repairing and insuring lease to **J Da Silva** for a term of 15 years from 26th July 2005 at a current rent of **£10,000 per annum** exclusive.

Rent Review 2015

Note: The lessee sub-lets the ground floor to a Barber and the upper floors as residential.

VENDOR'S SOLICITORS

Simmons Stein – Tel: 020 8954 8080
Ref: G Simmons Esq – Email: gary@simmons-stein.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