

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Croxted Road in this established parade near to **Costcutter, Ladbrokes** and amongst a host of local traders serving the surrounding residential area. The properties are situated directly opposite Brockwell Park and within close proximity to Herne Hill Rail Station.  
Herne Hill lies approximately 2 miles from Clapham and 5 miles south east of central London.

**PROPERTY**

**4 adjoining Ground Floor Shops** each with electric roller shutters.

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 99 years from 25th March 1979 (thus having approximately 65 ¼ years unexpired) at a ground rent of £2,603.86 p.a. subject to future rent reviews to 15.9% of OMV.**

**Offered with FULL VACANT POSSESSIONION**

**ACCOMMODATION**

<b>Shop No. 53:</b>	
Internal Width	16'9"
Shop Depth	22'7"
Built Depth	31'2"
WC	
<b>Shop No. 55:</b>	
Internal Width	17'2"
Shop Depth	22'7"
Built Depth	31'2"
<b>Shop No. 57:</b>	
Internal Width	16'11"
Shop Depth	22'7"
Built Depth	31'2"
WC	
<b>Shop No. 59:</b>	
Internal Width	16'11"
Shop Depth	22'7"
Built Depth	31'2"
WC	

**Note: The shops are all intercommunicating however they could be let individually.**

**4 Vacant Shops**

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

**JOINT AUCTIONEERS**  
Galloways Commercial, 16 Norwood Road, London SE24 9BH  
Tel: 020 8678 8888 Ref: P. Wheatley Esq  
**VENDOR'S SOLICITORS**  
St Marylebone Property Company Plc – Tel: 020 7631 4888  
Ref: Ms Susan Sivapalan – Email: legal@smcplc.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