



**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.**

**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.**



**£15,000 per annum**

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

**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 £350 (including VAT) upon exchange of contracts