



SITUATION

Located on the main A3207 within easy walking distance of Clapham Junction (Overground and Rail) Stations and within close proximity to the shopping and restaurant amenities of Battersea High Street and benefitting from good road links via the A3205.

PROPERTY

Forming part of a mid terraced property comprising a newly refurbished **Ground Floor Shop and Basement**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 13'8"
Internal Width 13'4" widening to 17'0"
Shop Depth 41'8"
Shower Room/WC

Basement

Area Approx 340 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 7th September 2012 at a ground rent of £400 per annum, subject to reviews every 25 years.

£15,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

TENANCY

The property is let on a full repairing and insuring lease to **S. Rostamy as an Off Licence/Convenience Store** for a term of 15 years from 9th April 2013 at a current rent of **£15,000 per annum** exclusive.

Rent Reviews 2016 and 3 yearly



VENDOR'S SOLICITORS
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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 £600 (including VAT) upon exchange of contracts