

6 WEEK COMPLETION



SITUATION

Located at the junction with Croxted Road in this established parade adjacent to **Costcutter** and amongst a **Ladbrokes** and 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

A **Ground Floor Double Shop** forming part of a terraced parade.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	38'0"
Internal Width	34'9"
Shop Depth	31'5"
Built Depth	38'11"
WC	

TENURE

Leasehold for a term of 99 years from 25th March 1979 (thus having approx. 65 years unexpired) at a ground rent of £1,610.84 p.a. subject to future rent reviews to 15.9% of OMV.

Offered with FULL VACANT POSSESSION

Vacant Double Shop

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@smpcplc.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