



SITUATION

Occupying a prominent position in the heart of this busy residential suburb just a short distance from Vauxhall Underground Station and the Oval Cricket Ground approximately 2 miles south-west of Central London.

PROPERTIES

Each comprising a **Ground Floor Shop with Basement Treatment Rooms.**

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 27 Reserve below £125,000	No. 10A (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 12'11" Internal Width 10'9" Widening at rear to 12'1" Shop Depth 29'6" Basement Treatment Rooms 10'0" x 23'7" Plus WC & Shower	D. Wiszowaty (Tattoo Artist)	10 years from 1st March 2012	£12,250	Repairing and Insuring Rent Review 2017
Lot 28 Reserve below £125,000	No. 11A (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 12'6" Internal Width 11'6" Narrowing at rear to 9'3" Shop Depth 29'6" Basement Treatment Rooms 10'9" x 28'6" Plus WC	I. Caires (Hairdresser)	15 years from 23rd May 2010	£12,500	Repairing and Insuring Rent Reviews 2015 and 2020

VAT is NOT payable in respect of these Lots

TENURE

Each Leasehold for a term from 21st August 2013 to 30th March 2075 (thus having approx 61 ¼ years unexpired) at a fixed ground rent of £50 p.a.

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

VENDOR'S SOLICITORS
Fladgate LLP – Tel: 020 3036 7000
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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 £500 (including VAT) per Lot upon exchange of contracts