



**SITUATION**

Occupying a busy trading position near to the junction with Station Approach, close to **Morrisons** and amongst a variety of local businesses being approximately 150 yards from Streatham Main Line Station.

**PROPERTY**

Forming part of a mid terraced building comprising a **Ground Floor Shop and Basement.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	14'2"
Internal Width	14'1"
Built Depth	31'2"

**Basement**

Area	Approx 290 sq ft
WC	

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

**TENURE**

Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

**TENANCY**

The property is let on an effective full repairing and insuring lease to **N. Shaheb (Computers/Internet Café/Mobile Phones)** for a term of 15 years from 2nd October 2013 (See Note 1) at a current rent of **£9,000 per annum** exclusive (See Note 2).

**Rent Reviews 2018 and 2023**

**Note 1:** The tenant has advised that he has been in occupation since 2000.

**Note 2:** The current rent is **£8,500 p.a.** (with a 3 month rent free expiring on 22nd December 2013) rising to **£9,000 p.a.** in September 2014 and the Vendor will make up the rent shortfall on completion.



**£9,000 p.a. (see Note 2)**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

**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 £500 (including VAT) upon exchange of contracts