

**DEVELOPMENT OPPORTUNITY
6 WEEK COMPLETION**



SITUATION

Located at the junction with Langmead Street being within close proximity to West Norwood Mainline Station, opposite Travis Perkins and a variety of local traders. West Norwood lies approximately 5 miles south-east of Central London, approximately 2 miles south of Clapham and benefits from good road access via the A205 (South Circular).

PROPERTY

A corner building comprising a **Ground Floor Shop and Basement** with separate side access via Langmead Street to **2 Self-Contained Flats** on the first and second floors – **See Planning.**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Not Inspected (Bridalwear)	Kujawa Kris (Bridal Wear)	999 years from 15th April 1982	Peppercorn	FRI
First Floor Flat 1	1 Bedroom, Open plan Living Room/Kitchen, Bathroom/WC		150 years from completion	£100	FRI. Doubling every 25 years.
Second Floor Flat 2	1 Bedroom, Open plan Living Room/Kitchen, Bathroom/WC	Individual	12 months from 13th April 2011	£9,600	AST. Holding Over. In occupation 2 years.
Third Floor Roof Extension	Roof Space- See Planning	VACANT			

TOTAL	£9,700
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PLANNING

Planning consent was granted on 23rd May 2013 for the construction of a third floor mansard roof extension to provide a 1 bedroom flat.

£9,700 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Anthony Gold Solicitors - Tel: 020 8765 2700
Ref: S. Mcguire Esq - Email: spencer.mcguire@anthonygold.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 £500 (including VAT) upon exchange of contracts