



SITUATION

Located on the busy A24 (London Road) forming part of a well established shopping area, close to the junction with Hamilton Avenue.

North Cheam is a popular suburb of the London Borough of Sutton located 11 miles south-west of Central London and 5 miles south-east of Kingston-upon-Thames.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop**. On-street parking is available to the front of the property, and a rear service road provides access for unloading and parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'0"
Internal Width	21'9"
Shop Depth	27'0"
Built Depth	43'6"

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2001 at a ground rent of £100 p.a.

£11,500 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

TENANCY

The property is let on a full repairing and insuring lease to **Ganton House Investments t/a Ladbrokes (T/O for Y/E 31/12/13 £18.04m, Pre-Tax Profit £4.6m and Net Worth £26.3m)** for a term of 10 years from 17th August 2011 **(Renewal of a previous lease)** at a current rent of **£11,500 per annum** exclusive.

Rent Review and Tenant's Break 2016

Note: The tenant trades from the adjoining shop which intercommunicates with No. 818.



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