



SITUATION

Located on this main road (A23) close to the junction with Ingleton Street, overlooking Slade Gardens at the rear, in this established parade near to a **Coral** and serving the surrounding improving residential area. Stockwell lies approximately 3 miles south of central London and benefits from excellent road links and transport links via Brixton Underground Station (Victoria Line) and Stockwell Underground Station (Northern Line).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Flat** on part ground, first & second floors.



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	Ground Floor Shop Gross Frontage 11'3" Internal Width 7'3" Shop Depth 22'1" Basement Area Approx 225 sq ft	M Banza & O Bonto (Hairdressers)	20 years from October 2014 (In occupation for 5 years)	£7,200	FRI Rent Reviews 2019 and 5 yearly
Part Ground, First and Second Floor Flat	Not inspected	Individual	999 years from 1st January 2014	Peppercorn	FRI

£7,200 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **NICHOLAS LEIGH**

VENDOR'S SOLICITORS
BBS Zatman Ltd – Tel: 0161 832 2500
Ref: B. Zatman Esq – Email: benjamin@bbszatman.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