



SITUATION

Occupying a prominent trading position on this busy road close to the junctions with London Road and Morden Hall Road and within 2 minutes of Morden Underground Station (Northern Line) and amongst such multiple traders as **Specsavers, Co-Op Food, Nationwide, William Hill** and others. Morden forms part of the London Borough of Merton approximately 1 mile south of Wimbledon.

PROPERTY

A terraced property comprising a **Ground Floor Restaurant** with separate rear access to **2 Self-Contained Flats** at first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant (Approx 45 covers)	Gross Frontage 21'4" Internal Width 19'2" Shop Depth 38'4" Built Depth 96'11" WC	Ai Lian Wei & Ai Jun Hoang (Chinese Restaurant)	25 years from 7th January 2003	£12,000	FRI Rent Reviews 2018 and 2023
First Floor Flat	2 Bedrooms, Reception/Kitchen, Bathroom/WC	VACANT			
Second Floor Flat	2 Bedrooms, Reception/Kitchen, Bathroom/WC	VACANT			

TOTAL £12,000 plus 2 Vacant Flats

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The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

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

VENDOR'S SOLICITORS
Lopian Wagner Solicitors - Tel: 0161 834 2324
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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