



**SITUATION**

Located within this affluent suburb of London and occupying a prominent trading position at the junction with Clapham High Street and Landor Road, directly opposite Clapham North Underground Station (Northern Line) and just a short walk from Clapham High Street Overground Station. The property sits amongst a variety of cafés, eateries and shopping facilities including a **Sainsbury's Local** and is only approx. 2 miles south of Westminster.

**PROPERTY**

An end of terrace corner building comprising a **Ground Floor Shop with front forecourt** and trap door access to a **Basement**. In addition, there is internal and separate side access to a **Self-Contained Flat** on the first and second floors.

**ACCOMMODATION**

**Ground Floor Shop**

- Gross Frontage 17'6"
- Internal Width 14'7"
- Shop Depth 23'11"
- Built Depth 36'4"
- Shower/WC

**Basement**

Not inspected

**First and Second Floor Flat** (GIA Approx. 750 sq ft)  
2 Bedrooms, Living Room, Kitchen, Shower Room/WC

**£18,000 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **T. S. Kapoor as a Convenience Store / Off-Licence** for a term of 16 years from 1st September 2008 at a current rent of **£18,000 per annum** exclusive.

**Rent Review September 2018**



**VENDOR'S SOLICITORS**

Portner Solicitors - Tel: 020 7616 5300  
Ref: S. Rosenthal - Email: sr@portner.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 £750 (including VAT) upon exchange of contracts