



SITUATION

Located close to the junction with Cecil Road amongst such multiples as **Sainsbury's Local, Tesco Express, Schmidt Kitchens, Kwikfit** and **Audi** whilst being within 150 yards of South Wimbledon Underground Station (Northern Line) and within close walking distance of Wimbledon town centre. Wimbledon is a highly sought after suburb lying approximately 7 miles south-west of central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** on part ground, first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'0" Internal Width 14'1" Shop Depth 19'2" Built Depth 25'3" WC	S. Lifford (t/a Coriander Stained Glass Windows) (See Tenant Profile)	15 years from 24th June 2013	£6,900	FRI Rent Review 2023. £1,725 Rent Deposit held. Note 1: The tenant also trades from the adjoining shop which interconnects with No. 29.
Flats 1, 2 & 3	3 Flats – Not inspected	Various	Each 125 years from 25th December 2007	£750 (See Note 2)	Each FRI Note 2: Rent rises every 25 years up to £9,000 p.a.
				Total: £7,650	

TENANT PROFILE

Established in 1995, Coriander design, make, repair and restore stained glass windows and lead lights of any style or period. Their work is at the Natural History Museum and Hampton Court Palace. Visit: www.corinanderstainedglass.co.uk

Note 3: In accordance with section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to the auction.

Vendor's Solicitors

Pamela Clemo & Co.
Tel: 020 8949 8791 Ref: Ms Pamela Clemo
Email: pamelaclemo@outlook.com

£7,650 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page