



### SITUATION

Located near the junction with Colmer Road close to **Lidl**, **Europcar**, **Topps Tiles** and amongst a variety of local businesses being approximately 250 yards from Norbury Mainline Station. Streatham is a popular area some 6 miles south-west of Central London.

### PROPERTY

A single storey building comprising a **Ground Floor Shop**.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	14'11"
Internal Width	13'5"
Shop Depth	16'6"
Built Depth	22'7"
WC	

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **Mrs A Isikhuemhen as a Hair Salon** for a term of 10 years from 17th August 2009 at a current rent of **£4,700 per annum** exclusive.

**Rent Review August 2014 (Not actioned)**

**Reversion 2019**



**£4,700** per annum

The Surveyors dealing with this property are **John Barnett** and **Joshua Platt**

### Vendor's Solicitors

Rice Jones & Smith

Tel: 020 7831 2506 Ref: Steven Hayward

Email: sh@londonrjs.co.uk

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