



SITUATION

Located in this retail parade amongst a number of local traders as well as a **Kinleigh Folkard & Hayward**, all of which serve the surrounding residential area and being less than ½ mile from West Dulwich Station (Southeastern).

West Dulwich is a trendy and popular area 5 miles south of central London and approx. 4½ miles north of Croydon.

PROPERTY

A mid-terrace building comprising a **Ground Floor Café** with separate front access to **3 Self-Contained Flats** planned over ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café	Gross Frontage 16'5" Internal Width 11'3" Shop Depth 23'0" Built Depth 28'4" WC	F. Staiano t/a Caffè Salva (Italian Café)	10 years from 9th January 2019	£15,000	FRI by way of service charge Rent Review 2024 £7,500 Rent Deposit held.
Ground, First & Second Floors (3 Flats)	3 Flats – Not Inspected	2 Individuals	Each to be 125 years from 25th December 2018	£750 (£250 each)	FRI by way of service charge Rents double every 25 years, up to £1,000 for each flat.
				Total: £15,750	

£15,750 per annum

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

Vendor's Solicitors

Setfords Solicitors
Tel: 020 3829 5557 Ref: Stephen Koehne
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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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page