



### SITUATION

Located close to the junction with Vernon Avenue amongst a host of local traders all serving the surrounding residential area and within close proximity to Raynes Park Railway Station (South Western Railway). Raynes Park is a popular suburb located between Wimbledon and Kingston upon Thames approx. 8 miles south west of central London and enjoying easy access to the A3.

**VAT is NOT applicable to this Lot**

### PROPERTY

A mid-terrace building comprising a smartly fitted out **Ground Floor Office** with separate front access to **2 Self-Contained Flats** on first and second floors both with Gas CH and uPVC windows.

### FREEHOLD

**Note 1: There may be potential to extend further at second floor level in order to incorporate a roof terrace subject to planning.**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 590 (Ground Floor Office)	Gross Frontage 16'10" Internal Width 11'9" Office Depth 29'1" Built Depth 54'3" Area Approx. 582 sq.ft. WC	<b>Firma W Anglii Ltd</b> t/a <b>Offshore Business Solutions Ltd (Accountants)</b>	9 years from 8th January 2019 (excl. s.24-28 of L & T Act 1954)	£13,200	FRI by way of service charge. <b>Rent Reviews and Tenant's Breaks 2022 and 2025</b>
Nos. 590a & 590b (2 Flats)	<b>No 590a – Part First Floor Flat</b> Not inspected - Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC  <b>No 590b – Part First and Second Floor Flat</b> 1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA approx. 585 sq.ft.	<b>Optivo Housing Association</b>	25 years from 29th September 1996	£16,500	FRI <b>Valuable Reversion in 2021.</b> <b>Note 2: A 1 bed flat at 366a Kingston Road sold in April 2019 for £340,000.</b>
				<b>Total: £29,700</b>	

**£29,700** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

### Vendor's Solicitors

Russell Cooke LLP  
Tel: 020 8789 9111 Ref: Harriet Frisell  
Email: harriet.frisell@russell-cooke.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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**