



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.

PROPERTY

A mid-terrace building comprising a **Ground Floor Takeaway** with separate front access to a **Large Self-Contained Flat** on first and second floors with Gas CH, uPVC windows and private Roof Terrace. There is a rear service road with off street parking for 1 car.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 592 (Ground Floor Takeaway)	Gross Frontage 16'10" Internal Width 11'10" Shop Depth 29'3" Built Depth 53'8" WC	M. Uddin t/a The Cinnamon Tree (Indian Takeaway)	20 years from 19th December 2003	£10,000 (Original Rent)	FRI Rent Review December 2021

No. 592a
(First and
Second Floor
Flat)

3 Bedrooms, Living Room, Kitchen/Diner,
Bathroom, Sep WC, Shower/WC
Plus Roof Terrace 11'11" x 24'3"
GIA Approx. 1,143 sq.ft.

VACANT

Note 1: The flat was previously let at £15,600 per annum.
Note 2: A 2 bed flat at 538a Kingston Road sold in October 2018 for £470,000.

Total: £10,000
Plus Vacant
3 Bed Flat

£10,000 p.a. Plus Vacant 3 Bed Flat

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

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

Vendor's Solicitors

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