



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 **2 Ground Floor Shop/Office Units with A2 Use** which connect internally at the rear, together with separate front access to **2 Self-Contained Flats** on first and second floors each with Gas CH, uPVC windows and a private Roof Terrace. There is a rear service road with off-street parking for 2 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 594 & 596 (Ground Floor Offices)	No 594: Internal Width 12'3" Built Depth 53'3" WC 1 Parking space No 596: Internal Width 12'3" Built Depth 53'3" WC 1 Parking space	Howell-Jones LLP Solicitors (having 7 branches)	10 years from 14th November 2014	£20,000	FRI (subject to a schedule condition) Rent Review November 2019. The tenant did not exercise their 2019 Break Clause.
No. 594a (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.	Individual(s)	6 months from 1st August 2009	£18,000	AST Holding Over £2,076 Rent Deposit held.
No. 596a (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 has recently been completely refurbished. Note 2: A 2 bed flat at 538a Kingston Road sold in October 2018 for £470,000.

**Total: £38,000
Plus Vacant Flat**

£38,000 p.a Plus Vacant 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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