



SITUATION

Located in this well established mixed use parade amongst a host of local traders and situated almost at the junction with Streatham High Road which houses such multiple retailers including **Sports Direct**, **Aldi** and **M&S Foodhall**. Streatham Station (Overground) is less than 200 yards away and the area is well served by numerous bus routes. Streatham is a popular suburb which lies approx. 6 miles south of central London.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'7" Internal Width 13'8" widening at rear to 17'4" Shop Depth 30'1" Built Depth 54'8" WC	M. Omar & A. Mohamoud (General Store & Dress Shop)	15 years from 29th September 2013	£12,000	FRI Rent Reviews 2017 (Outstanding), 2021 and 2025.
First, Second & Third Floors	Self-Contained Residential Upper Part – Not inspected, but believed to comprise 2 flats	3 Individuals	99 years from 1st July 1988	£150	FRI Rent rises to £300 p.a. in 2021 and £450 p.a in 2054. Valuable Reversion in approx. 66¾ years.
				Total: £12,150	

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Residential Upper Part** on the first, second and third floors.

FREEHOLD

£12,150 per annum

The Surveyors dealing with this property are **Steven Grossman** and **John Barnett**

Vendor's Solicitors

Freemans Solicitors
Tel: 020 7935 3522 Ref: Karim Maksoud
Email: karim.maksoud@freemanssolicitors.net

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View towards Streatham High Road

