



SITUATION

Located in this popular and well established mixed use parade situated almost opposite the junction with Gleneagle Road, adjacent to **Sports Direct** and amongst such other multiple retailers including **Aldi** and **M&S Foodhall**. Streatham Station (Overground) is approx. 100 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.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

| | |
|--------------------|-------|
| Gross Frontage | 17'3" |
| Shop Width | 8'10" |
| Shop & Built Depth | 32'5" |
| WC | |

Basement¹

Area Approx. 520 sq ft

First, Second & Third Floor¹

5 x HMO Flats

¹Not inspected by Barnett Ross and floor area taken from VOA.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **F. Mohammed** for a term of 20 years from 25th March 2005 at a current rent of **£22,000 per annum** exclusive.

Rent Review March 2020 (Outstanding)

Note: The shop is used as an African goods and sweet shop and the basement is not currently used.

£22,000 per annum

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

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'**

Vendor's Solicitors

Freemans Solicitors

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