



SITUATION

Located on the busy A24 London Road forming part of this well established shopping area, amongst multiples such as **Ladbrokes** and **Topps Tiles** and a variety of independent traders, close to the junction with Hamilton Avenue.

North Cheam is a popular and sought-after suburb of the London Borough of Sutton, located approximately 11 miles south-west of central London and 5 miles south-east of Kingston-upon-Thames.

PROPERTY

Forming part of this fully occupied retail parade comprising a **Ground Floor Shop** and a **Rear Yard/Parking Area**. On street parking is available to the front and a rear service road provides access for deliveries and unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'0"
Internal Width	15'0"
Shop Depth	26'9"
Built Depth	43'6"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2001 at a fixed ground rent of £100 p.a.



TENANCY

The property is let on a full repairing and insuring lease to **J. Gao** as a **Chinese Take-Away** for a term of 18 years from 17th June 2020 at a current rent of **£12,500 per annum** exclusive.

Rent Reviews 2024 and 4 yearly (based on OMV or the CPI Index).

Rent Deposit £5,000 (to be held for 3 years from June 2020).

£12,500 per annum

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

Vendor's Solicitors

Goodman Derrick LLP
Tel: 020 7404 0606 Ref: Dagmara Selwyn-Kuczera
Email: dselwyn-kuczera@gdlaw.co.uk

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'**