



SITUATION

Located close to the junction with Wandsworth High Street and nearby Southside Wandsworth Shopping Centre. King George's Park and Wandsworth Town rail station are both within 1/2 mile distant. Wandsworth is a popular and bustling town centre located approximately 1 mile east of Putney and 5 miles south west of central London.

PROPERTY

Forming part of an end of terrace building within a Conservation Area comprising a **Ground Floor Shop and Basement**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'2"
Internal Width	13'7"
Shop & Built Depth	25'9"

Basement

Area	Approx. 150 sq ft
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold to be for a term of 999 years from completion at a peppercorn ground rent.



TENANCY

The property is let on a repairing and insuring lease to **Angelic Hell Tattoo World Ltd (with Guarantor) as a Tattoo Parlour** for a term of 3 years from 1st September 2020 (excl. s. 24-28 of L & T Act 1954) at a current rent of **£20,000 per annum** exclusive.

Mutual Break from December 2021, subject to 3 months prior notice.

Note: There may be potential to convert the shop to Residential Use similar to the adjacent units within the parade.

£20,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@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'**