



SITUATION

Located within this well established parade, close to the junction with Stockwell Road, amongst such occupiers as **Iceland**, **Greggs** and **Better** and within 100 metres of Stockwell Underground Station (Northern & Victoria Lines). Stockwell is a popular area of London renowned for its cosmopolitan population and lies within a short distance of Fulham, Kensington and Chelsea.

PROPERTY

Forming part of a terraced retail parade comprising a **Ground Floor Shop** which benefits from use of a rear service road and front lay-by parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'9"
Internal Width	13'9"
Shop Depth	39'8"
Built Depth	49'9"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 250 years from 5th July 1999 at peppercorn ground rent.

TENANCY

The property is let on a repairing and insuring lease to Brazilian Point Ltd as a hairdressers for a term of 7 years from 1st July 2011 at a current rent of **£12,000 per annum** exclusive.

Rent Review 2016

Note 1: There is a £3,000 rent deposit held.

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£12,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Hamblins LLP – Tel: 020 7355 6000

Ref: Ms Yvonne Raymond – Email: yraymond@hamblins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts