

6 WEEK COMPLETION



**SITUATION**

Located on this main road (A24) in a busy trading position, close to Morden Underground Station (Northern Line) and surrounded by a number of local and multiple traders such as **Domino's**, **Pizza Hut** and **HSBC**.

Morden lies approximately 1 mile south of Wimbledon and 6 miles West of Croydon.

**PROPERTY**

A mid terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

| Property                    | Accommodation  | Lessee & Trade              | Term                          | Ann. Excl. Rental | Remarks                                 |
|-----------------------------|--|-----------------------------|-------------------------------|-------------------|---|
| Ground Floor Shop           | Gross Frontage 15'0"<br>Internal Width 13'9"<br>Shop Depth 26'4"<br>WC | <b>N G Sinwari (Barber)</b> | 15 years from 25th March 2011 | £13,000           | FRI<br><b>Rent Review 2016 and 2021</b> |
| First and Second Floor Flat | Not Inspected  | Individual                  | 125 years from 1982           | £100              | FRI                                     |
| <b>TOTAL</b>                |  |                             |                               | <b>£13,100</b>    |   |

**£13,100 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

**VENDOR'S SOLICITORS**

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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