

4 WEEK COMPLETION



SITUATION

Located close to the junction with Croxted Road in this established parade, near to **Costcutter** and **Ladbrokes** and amongst a host of local traders serving the surrounding residential area. The property is situated directly opposite Brockwell Park and within close proximity to Herne Hill Rail Station.

Herne Hill lies approximately 2 miles from Clapham and 5 miles south east of Central London.

PROPERTIES

2 adjoining Ground Floor Shops (with A3 Use) each with roller shutters.

ACCOMMODATION

Shop No. 49:

Internal Width 16'7"
Shop Depth 26'3"
Built Depth 34'11"
Ladies & Gents WCs

Shop No. 51:

Internal Width 16'2"
Shop Depth 23'10"
Built Depth 32'0"

2 Vacant Shops

The Surveyors dealing with this property are
JOHN BARNETT and **STEVEN GROSSMAN**

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 25th March 1979 (thus having approximately 65 years unexpired) at a ground rent of £1,445.52 p.a. subject to future rent reviews to 15.9% of OMV.

Offered with FULL VACANT POSSESSION

Note 1: The two shops intercommunicate, however they could be let individually.

Note 2: An offer has been received from a café operator for a 10 year lease at £15,900 p.a., subject to a rent review and tenant's break at the end of the 5th year.



JOINT AUCTIONEERS

Galloways Commercial, 16 Norwood Road,
London SE24 9BH Tel: 020 8678 8888 Ref: P. Wheatley Esq

VENDOR'S SOLICITORS

St Marylebone Property Company Plc - Tel: 020 7631 4888
Ref: Ms Susan Sivapalan - Email: legal@smcplc.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 £350 (including VAT) upon exchange of contracts