



6 WEEK COMPLETION

### SITUATION

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

### PROPERTY

Forming part of a terraced retail parade comprising a **Large Ground Floor Shop divided into 3 Units (See Note 1)** and a **Basement** together with use of a rear service road.

### ACCOMMODATION

#### Large Ground Floor Shop

Gross Frontage 41'2"  
Internal Width 40'6"  
Shop Depth 28'2"  
2 WCs

**Basement** – Not Inspected

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

### TENURE

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

### TENANCY

The property is let on a repairing and insuring lease to K T Nguyen for a term of 15 years from 5th May 2002 at a current rent of **£25,000 per annum** exclusive.

**Rent Review May 2012 (Outstanding – Landlord quoted £32,500 p.a.)**

**Note 1: The property is currently used as a shoe-repair centre, laundrette and hairdresser, but the Vendor has no knowledge or documentation of any such underlettings.**

**Note 2: There is a £12,500 Rent Deposit held.**

**£25,000 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 £350 (including VAT) upon exchange of contracts