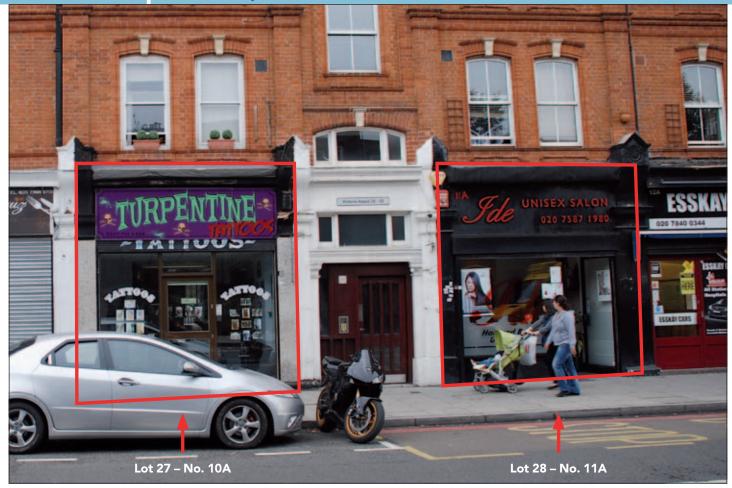
lots 27 & 28

10A and 11a Victoria House, South Lambeth Road, Vauxhall, London SW8 1QT

To Be Offered As 2 Separate Lots 6 WEEK COMPLETION



SITUATION

Occupying a prominent position in the heart of this busy residential suburb just a short distance from Vauxhall Underground Station and the Oval Cricket Ground approximately 2 miles south-west of Central London.

PROPERTIES

Each comprising a Ground Floor Shop with Basement Treatment Rooms.

TENANCIES & ACCOMMODATION

VAT is NOT payable in respect of these Lots

TENURE

Each Leasehold for a term from 21st August 2013 to 30th March 2075 (thus having approx 61 $\frac{1}{4}$ years unexpired) at a fixed ground rent of £50 p.a.

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 27 Reserve below £125,000	No. 10A (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 12'11" Internal Width 10'9" Widening at rear to 12'1" Shop Depth 29'6" Basement Treatment Rooms 10'0" × 23'7" Plus WC & Shower 10'0" × 23'7"	D. Wiszowaty (Tattoo Artist)	10 years from 1st March 2012	£12,250	Repairing and Insuring Rent Review 2017
Lot 28 Reserve below £125,000	No. 11A (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 12'6" Internal Width 11'6" Narrowing at rear to 9'3" Shop Depth 29'6" Basement Treatment Rooms 10'9" × 28'6" Plus WC 10'9" × 28'6"	I. Caires (Hairdresser)	15 years from 23rd May 2010	£12,500	Repairing and Insuring Rent Reviews 2015 and 2020

VENDOR'S SOLICITORS Fladgate LLP – Tel: 020 3036 7000 Ref: Ms Aditi Sawjani – Email: asawjani@fladgate.com

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 £500 (including VAT) per Lot upon exchange of contracts