



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.

PROPERTY

Comprising a **Ground Floor Shop with Basement**

ACCOMMODATION

Ground Floor Shop

Gross Frontage 13'6"
Shop Depth 26'0"

Basement

Area Approx 250 sq ft
WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term from 21st August 2013 to 30th March 2075 (thus having approx. 61 ¼ years unexpired) at a fixed ground rent of £50 p.a.

TENANCY

The property is let on a repairing and insuring lease (subject to a schedule of condition) to **Greenacre (Property Management) Limited as Estate Agents** for a term of 9 years from 5th November 2010 at a current rent of **£10,000 per annum** exclusive.

Rent Reviews November 2013 and 2016

Tenant's Break 2016

The tenant's November 2013 break was not exercised.



£10,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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) upon exchange of contracts