LOT 1

5 Cavendish Parade, Clapham Common South Side, Clapham, London SW4 9DW

*Reserve below £1,000,000

IN SAME FAMILY OWNERSHIP FOR OVER 70 YEARS

SITUATION

Located opposite the Common and close to a **Tesco Supermarket**, just a short walk away from Clapham South Underground Station (Northern Line) and Balham Hill which serves a large variety of multiple retailers and local traders. Clapham is a fashionable suburb of South London close to Balham and Battersea and approx. 5 miles from central London.

PROPERTY

A mid terrace property comprising a **Ground Floor Shop and Basement** with separate front access to a first floor **Self-Contained Flat** as well as separate rear access to a further **Self-Contained Flat** on the second and third floors. Both flats benefit from gas central heating.
In addition, the **Front Forecourt** and the **Rear Yard** are included in the Freehold Title.
The roof has been retiled this year.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	18'10"
Internal Width	14'0"
widening at rear to	17'7"
Shop Depth	58'0"
Built Depth	63'3"
WC	
Basement	
2 Rooms Area	Approx 390 sq ft
First Floor Flat	
4 Rooms, Kitchen/Living Room, Bathroom/WC and Sep WC	
GIA	Approx 822 sq ft
Second and Third Floor Flat	
5 Rooms, Kitchen/Living Room, Bathroom/WC and Sep WC	
GIA	Approx 1,097 sq ft

Note: In December 2013 Flat 8a Cavendish Parade sold for £461,500. In March 2014 Flat 8b Cavendish Parade sold for £510,000.

Vacant Shop & 2 Vacant Flats

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

JOINT AUCTIONEERS
M J Mapp, 4th Floor, 180 Great Portland Street, London W1W 5QZ Tel: 020 7908 5650 Ref: Ms Emma Searancke

VENDOR'S SOLICITORS
Richard Pearlman LLP – Tel: 020 7739 6100
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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 £500 (including VAT) upon exchange of contracts