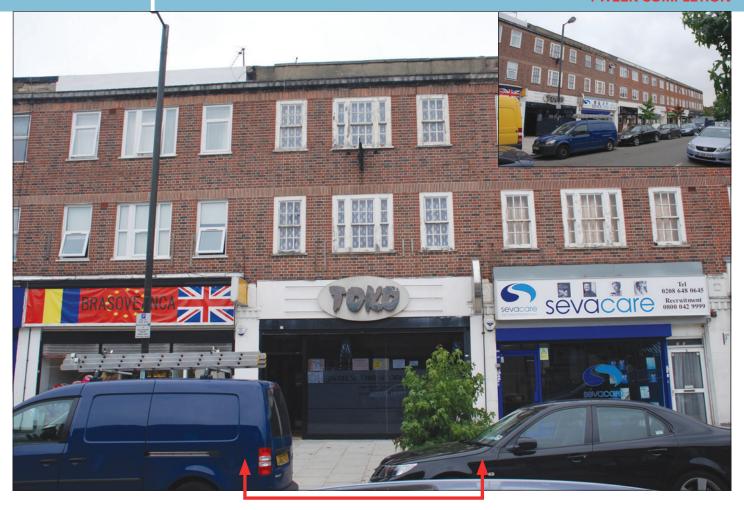
21 Abbotsbury Road, Morden, Surrey SM4 5LJ

* Reserve below £350,000

4 WEEK COMPLETION



SITUATION

Occupying a prominent trading position on this busy road close to the junctions with London Road and Morden Hall Road and within 2 minutes of Morden Underground Station (Northern Line) and amongst such multiple traders as **Specsavers, Co-Op Food, Nationwide, William Hill** and others.

Morden forms part of the London Borough of Merton approximately 1 mile south of Wimbledon.

PROPERTY

A terraced property comprising a **Ground Floor Restaurant** with separate rear access to **2 Self-Contained Flats** at first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant (Approx 45 covers)	Gross Frontage 21' Internal Width 19' Shop Depth 38' Built Depth 96' WC	2" 4"	Ai Lian Wei & Ai Jun Hoang (Chinese Restaurant)	25 years from 7th January 2003	£12,000	FRI Rent Reviews 2018 and 2023
First Floor Flat	2 Bedrooms, Reception/Kitchen, Bathroom/WC		VACANT			
Second Floor Flat	2 Bedrooms, Reception/Kitchen, Bathroom/WC		VACANT			

TOTAL £12,000 plus 2 Vacant Flats

£12,000 p.a. Plus 2 Vacant Flats

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

FOR LE

VENDOR'S SOLICITORSLopian Wagner Solicitors - Tel: 0161 834 2324
Ref: L. Wagner Esq - Email: elopian@lopianwagner.co.uk