



SITUATION

Occupying a prominent trading position close to the junction with St Julian’s Farm Road, opposite a **Kwik-Fit**, near **Rosebery’s Fine Art Auctioneers** and amongst a variety of established traders, just a short distance from West Norwood Railway Station.

West Norwood lies approximately 5 miles south-east of central London, 2 miles south of Clapham and benefits from good road access via the A205 (South Circular Road).

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** on part ground, first and second floors.

FREEHOLD

Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have reserved their rights of first refusal. Therefore, this lot cannot be sold prior to the auction.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 16'0" Shop Depth 23'1" Built Depth 27'4" WC	O. Johnson (Hair Salon)	5 years from 1st August 2011	£7,824	FRI
Rear Ground Floor Flat	Not Inspected	Individual	125 years from 25th December 1984	£50	FRI Rent increases by £50 every 33 years
First Floor Flat	Not Inspected	Individual	For a term expiring on 24th December 2164	Peppercorn	FRI
Second Floor Flat	Not Inspected	Individual	For a term expiring on 24th December 2164	Peppercorn	FRI
TOTAL				£7,874	

£7,874 per annum

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

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

VENDOR'S SOLICITORS
Teacher Stern LLP – Tel: 020 7242 3191
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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