



SITUATION

Located on this busy main thoroughfare (A23) opposite Max Roach Park, close to the junction with Thornton Road near to branches of **Tesco Express, Coral** and other local traders serving the surrounding residential area. Stockwell lies some 3 miles south of central London and is served by Stockwell Underground Station (Northern & Victoria Lines) with easy access to the A205.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Left Shop Gross Frontage 8'5" Internal Width 10'1" (max) Shop Depth 30'5" Basement Treatment Rooms, Kitchenette & Storage Area Approx. 260 sq ft WC	L Cardona, D Castro & PJ Maskell t/a Linda Hair & Beauty	10 years from 24th June 2013	£10,000	FRI Rent Review 2018. 3 month Rent Deposit held.
Ground Floor Shop & Basement	Right Shop Gross Frontage 8'8" Internal Width 8'9" (max) Shop Depth 25'5" Basement Treatment Rooms, Kitchenette & Storage Area Approx. 340 sq ft WC	A & S Conteh t/a The Professional Hair & Beauty	10 years from 15th February 2014	£10,440	FRI Rent Review 2019. 3 month Rent Deposit held.
Ground Floor & Basement Rear Building	Rear Storage Building – Not inspected	Individual	125 years from 3rd July 2014	£350 (rising)	FRI
First & Second Floors	3 Flats – Not inspected	Various	Each for a term of 125 years from 29th September 1983	£270 (rising)	Each FRI
TOTAL				£21,060	

PROPERTY

A mid terrace building comprising **2 Ground Floor Shops each with Basement Treatment Rooms** plus a separate front entrance to **3 Self-Contained Flats** at first and second floor level and a **Self-Contained Storage Building** at the rear.

VAT is NOT payable in respect of this Lot

FREEHOLD

£21,060 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS

Russell Wise Solicitors – Tel: 020 8889 8300
Ref: T. Durmusoglu – Email: talat@russellwise.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