



SITUATION

Located in this busy and well known position, between **Nandos** and **Betfred** within a substantial building which includes 7 stories of residential accommodation above.

Elephant & Castle Underground Station (Northern & Bakerloo Lines) is opposite and The University of Arts London, Elephant & Castle Shopping Centre and the Railway Station are also all within close proximity.

Southwark Council is currently undergoing a £3bn regeneration programme to bring a landmark redevelopment to Elephant & Castle designed to create a major new town centre with around 3,000 new homes.

PROPERTY

Forming a small section of the ground floor of a substantial commercial and residential block currently being used as an Automated Teller Machine (ATM).

ACCOMMODATION

Width 9'4" ¹
Depth 5'10" ¹
Height 15'3" ¹

¹ Approximate measurements provided by Vendor

£10,000 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

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years (less 10 days) from 25th March 1999 at a peppercorn.

TENANCY

Let to **National Westminster Bank plc** as an ATM for a term of 5 years from 9th May 2015 (outside s.24-28 of L & T Act 1954) at a current rent of **£10,000 per annum** exclusive.



VENDOR'S SOLICITORS

Solomon Taylor Shaw - Tel: 020 7431 1912
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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