



SITUATION

Located in this established parade close to the junction with Besley Street running between Streatham Vale and Mitcham Lane amongst a variety of local traders serving the surrounding residential area and being approx. 500 yards from Streatham Common Railway Station (Southern Line) and some 5 miles south of central London. The recreational amenities of Streatham Common and Tooting Bec Common are within easy reach.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** on rear ground, first & second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'2" Internal Width 15'6" Shop Depth 22'9" WC	T. Tharukaran t/a Eardley Mini Market	15 years from 6th September 2009 (In occupation for 15 years)	£5,200	FRI Rent Review 2019. Note 1: The tenant also trades from the adjoining shop which interconnects with No. 102.
Rear Ground Floor Flat	Believed to be 1 bedroom, Living Room/ Kitchen, Shower Room/WC	Individual	125 years from completion	£150	FRI Note 2: Flat available for sale by private negotiation
First Floor Flat	Not Inspected	Individual	125 years from 25th December 2004	£100	FRI
Second Floor Flat	Not inspected	Individual	125 years from 25th December 2004	£100	FRI
TOTAL				£5,550	

£5,550 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ROY TAMARI**

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

VENDOR'S SOLICITORS
Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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