



**SITUATION**

Occupying a prime trading position on the main A215 Walworth Road diagonally opposite **The Gym, Peacocks** and **Iceland**, adjacent to **Betfred** and amongst other such multiples as **Argos, Superdrug, Tesco Express, Santander** and many more. Kennington Underground Station (Northern Line) and Elephant & Castle Underground Station (Northern & Bakerloo Lines) are both within ¾ of a mile and Westminster lies approx. 2 miles to the north.

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:

Visit: [www.elephantandcastle.org.uk](http://www.elephantandcastle.org.uk)

**PROPERTY**

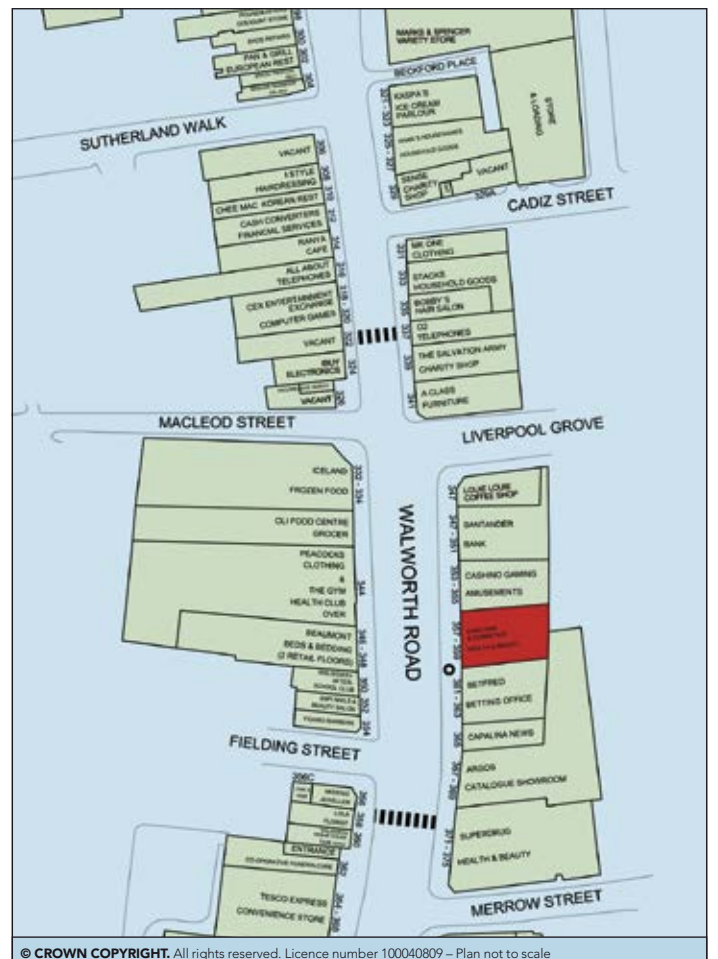
A mid terraced building comprising **2 interconnecting Ground Floor Shops each with Basement Storage** together with separate front access to **5 Self-Contained Flats** on the first, second and third floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£127,639.96 per annum**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**



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**6 WEEK COMPLETION**



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 357/359 (2 Ground Floor Shops with Basements)	<b>2 Ground Floor Shops</b> Gross Frontage 39'10" Internal Width 30'10" widening to 38'6" Shop Depth 41'7" Built Depth 56'8" Area Approx. 1,255 sq ft Rear Store Area Approx. 140 sq ft 2 WCs <b>Basement (No. 357)</b> Area Approx. 370 sq ft <b>Basement (No. 359)</b> Area Approx. 395 sq ft	<b>I. Hussain (Afro and European hair specialist)</b>	15 years from 18th June 2009	£55,000	FRI <b>Rent Review 2019</b> <b>Note 1: There is an application underway to assign the lease – refer to the 'Note' in the legal pack regarding this matter.</b>
No. 357a (First Floor Flat)	Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 555 sq ft)</b>	Individual(s)	2 years from 15th July 2017	£14,559.96	AST <b>£1,225 Rent Deposit held.</b>
No. 357b (Second & Third Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 930 sq ft)</b>	Individual(s)	2 years from 22nd March 2016	£15,840	AST <b>£1,300 Rent Deposit held.</b>
No. 359a (First Floor Flat)	Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 545 sq ft)</b>	Individual(s)	2 years from 23rd January 2016	£12,600	AST <b>£1,000 Rent Deposit held.</b>
No. 359b (Second Floor Flat)	Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 560 sq ft)</b>	Individual(s)	2 years from 6th March 2016	£14,040	AST <b>£950 Rent Deposit held.</b>
No. 359c (Third Floor Flat)	Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 625 sq ft)</b>	Individual(s)	2 years from 18th March 2016	£15,600	AST <b>£1,400 Rent Deposit held.</b>
<b>TOTAL</b>				<b>127,639.96</b>	

**Note 2: Floor plans available from Auctioneers.**

**Note 3: This purchase may be subject to Multiple Dwellings Relief (MDR) for Stamp Duty.**

**VENDOR'S SOLICITORS**  
Jefferies Solicitors - Tel: 01702 332 311  
Ref: Ms Katrina Holland - Email: kah@jefferieslaw.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