



SITUATION

Located in this prime retail thoroughfare opposite Morden Underground Station (Northern Line) and amongst a host of multiple traders including **Boots, Holland & Barrett, Santander, Sainsbury's, Greggs, Wimp, Superdrug, KFC, Subway** and **Specsavers**.

Morden lies approximately 11 miles south-west of central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate access by way of a rear service road to **2 Self-Contained Flats** on first and second floors, together with a large **Rear Yard**.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1931 (thus having approx. 12 years unexpired) at a fixed ground rent of £50 p.a.

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

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'6" Internal Width 17'7" Shop Depth 75'3" Built Depth 84'0" Area Approx. 1,320 sq ft plus Store & Customer WC	Power Leisure Bookmakers Limited (t/a Paddy Power) (having 500 branches) (T/O for Y/E 31/12/2017 £807.5m, Pre-Tax Profit £87.6m and Shareholders' Funds £61.6m)	17 years from 12th February 2013 (by way of a reversionary lease)	£18,000	FRI Rent Reviews 2023 & 2028 Tenant's Break 2023
No. 41a (First Floor)	1 Flat – Not inspected	High Blue Limited	99 years (less 10 days) from 29th September 1931	£375	FRI
No. 41b (Second Floor)	1 Flat – Not inspected	Individual	From & including 3rd August 2018 to & including 18th September 2120	Peppercorn	FRI
				Total: £18,375	

£18,375 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **ELLIOTT GREENE**

Vendor's Solicitors

Glovers Solicitors LLP
Tel: 020 7935 8882 Ref: D. Smith
Email: dsmith@glovers.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**