



### 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, Wimpy, 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**.

### 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	<b>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)</b>	17 years from 12th February 2013 (by way of a reversionary lease)	£18,000	FRI <b>Rent Reviews 2023 &amp; 2028</b> <b>Tenant's Break 2023</b>
No. 41a (First Floor)	1 Flat – Not inspected	<b>High Blue Limited</b>	99 years (less 10 days) from 29th September 1931	£375	FRI
No. 41b (Second Floor)	1 Flat – Not inspected	<b>Individual</b>	From & including 3rd August 2018 to & including 18th September 2120	Peppercorn	FRI
				<b>Total: £18,375</b>	

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.**

**£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