



SITUATION

Located close to the junction with Vernon Avenue amongst a host of local traders all serving the surrounding residential area and within close proximity to Raynes Park Railway Station (South Western Railway). Raynes Park is a popular suburb located between Wimbledon and Kingston-upon-Thames approx. 8 miles south-west of central London and enjoying easy access to the A3.

PROPERTY

A substantial corner building comprising a **Deep Ground Floor Shop** with separate side access to **2 Self-Contained Flats** on first and second floors, both with Gas CH and uPVC windows.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 582 (Ground Floor Shop)	Gross Frontage 18'7" Return Frontage 26'11" Internal Width 17'0" Shop Depth 57'9" Built Depth 67'1" Sales Area Approx. 870 sq.ft. Storage Area Approx. 160 sq.ft. WC	Cakeology Ltd (Bespoke Cake Shop – visit www.cakeology.net)	5 years from 1st January 2016 (Renewal of a previous lease - in occupation for 8 years)	£16,500	FRI (subject to a schedule of condition) Rent Review January 2021 (Not actioned)
Nos. 582a & 582b (2 Flats)	No. 582a – Rear First Floor Flat 1 Bedroom, Living Room/Kitchen, Bathroom/WC GIA Approx. 442 sq.ft. No. 582b – First and Second Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 870 sq.ft.	Optivo Housing Association	25 years from 29th September 1996	£17,500	FRI Valuable Reversion 2021 Note: A 2 bed flat at 538a Kingston Road sold in October 2018 for £470,000.
				Total: £34,000	

***Reserve below £550,000**

In same family ownership for 65 years
6 week completion



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£34,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Harriet Frisell

Email: harriet.frisell@russell-cooke.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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page