



SITUATION

Opposite the junction with Loughborough Park in this retail parade close to a branch of **Tesco Express** and a variety of local traders all serving this densely populated and increasingly popular London suburb, some 3 miles south of Central London.

The property is located less than 3/4 of a mile from Brixton town centre and Brixton Underground Station (Victoria Line) and approximately 200 yards from Loughborough Junction Station (Thameslink).

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 18'2" Internal Width 14'3" Shop Depth 14'6" Built Depth 20'9" Basement Area Approx. 25 sq ft plus Shower/WC	O. Williams (Barbers)	15 years from 1st October 2016	£15,300	Effectively FRI Rent Reviews 2022, 2025 & 2028
First & Second Floor Flat	Not inspected	Individual	215 years from 1st November 1989	Peppercorn	FRI
				Total: £15,300	

£15,300 per annum

The Surveyors dealing with this property are **Elliott Greene** and **Steven Grossman**

Vendor's Solicitors

Girlings Solicitors

Tel: 01227 768 374 Ref: Chris Dewhurst

Email: chrisdewhurst@girlings.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'