



SITUATION

Located in this well established mixed use parade amongst a host of local traders and situated almost at the junction with Streatham High Road which houses such multiple retailers including **Sports Direct**, **Aldi** and **M&S Foodhall**. Streatham Station (Overground) is less than 200 yards away and the area is well served by numerous bus routes. Streatham is a popular suburb which lies approx. 6 miles south of central London.

VAT is NOT applicable to this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with separate front access to a **Self-Contained Residential Upper Part** on the first, second and third floors. The property benefits from the use of a rear service road.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 18'3" Internal Width 13'10" Shop Depth 47'8" Built Depth 76'0" 2 WCs	M. Gersey (Somalian Restaurant)	From 9th June 2014 to 30th April 2026	£12,000	FRI Rent Reviews 2018 (Outstanding) and 2022.
First, Second & Third Floors	Self-Contained Residential Upper Part currently licenced as an HMO for 5 households (not inspected). The HMO Licence expires on 14th September 2020	A. Siyad	25 years from 10th August 2015	£14,400	FRI Rent Reviews August 2020 (Outstanding) and 5 yearly.
				Total: £26,400	

£26,400 per annum

The Surveyors dealing with this property are **Steven Grossman** and **John Barnett**

Vendor's Solicitors

Freemans Solicitors

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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'**

View towards Streatham High Road

