

Lot 2

159/161 Arthur Road,
Wimbledon, London SW19 8AD

***Guide: £375,000**
In same ownership for over 25 years
6 week completion



SITUATION

Opposite the junction with The Crescent, in this retail parade serving this sought-after and affluent residential area, adjacent to a **Post Office**, close to a **Co-Op Supermarket** and amongst a variety of independent retailers.

The property is conveniently located less than 100 yards from Wimbledon Park Underground Station (District Line) and within easy walking distance of Wimbledon Park and The All England Lawn Tennis & Croquet Club (home of The Wimbledon Championships).

PROPERTY

A pair of mid-terrace buildings comprising **2 Ground Floor Shops with Basements** plus a shared separate front access to **4 Self-Contained Flats** planned on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s5B 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.

Interior of No. 159



£31,200 per annum

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

Vendor's Solicitors

Penman Sedgwick LLP
Tel: 01923 225 212 Ref: Kamran Shah
Email: kshah@penmansedgwick.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'**



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---|---|---|---|-----------------------|---|
| No. 159 (Shop & Basement) | Ground Floor Shop Gross Frontage 19'3" Internal Width 15'1" (max) Shop & Built Depth 32'4" Basement Kitchen & Extra Seating Area Area Approx. 360 sq ft Plus WC | A. Ahmetaj (Coffee Shop) (visit: www.saucerandcup.com) | 12 years from 24th April 2013 | £13,000 | FRI by way of Service Charge (capped at £800 p.a.) £3,000 Rent Deposit held |
| No. 161 (Shop & Basement) | Ground Floor Shop Gross Frontage 20'10" Internal Width 18'3" (max) Shop Depth 32'4" Built Depth 42'4" WC Basement Meeting Room, Office & Kitchen Area Approx. 517 sq ft WC & Shower | Johnson & Johnson Lockroy Ltd (Construction Company) (visit: www.jjlockroy.com) | 5 years from 1st January 2021 | £18,000 | FRI by way of Service Charge (capped at £500 p.a.) Tenant's Break Dec 2023 £9,000 Rent Deposit held |
| Nos. 159 a, b, c & d (4 Flats) | First, Second & Third Floors 4 Flats – not inspected | Various | Each 125 years from 1st January 1998 | £200 (each £50) | FRI by way of Service Charge |
| | | | | Total: £31,200 | |