



## SITUATION

Occupying a prominent main road trading position at the junction with Old South Lambeth Road, forming part of an established local parade of Shops, Cafes & Restaurants, serving the surrounding predominantly residential area.

The property is within easy walking distance of Nine Elms Underground Station (Northern Line) and the Battersea Power Station redevelopment and is only half a mile from the Oval Cricket Ground and 2 miles south-west of Central London.

## PROPERTY

Comprising a **Ground Floor Shop with Basement**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	13'6"
Internal Width	11'11"
Shop Depth	26'0"

### Basement

Storage Area Approx. 250 sq ft  
WC

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term from 21st August 2013 to 30th March 2075 at a fixed ground rent of £50 p.a. (thus having approx. 51 years unexpired).

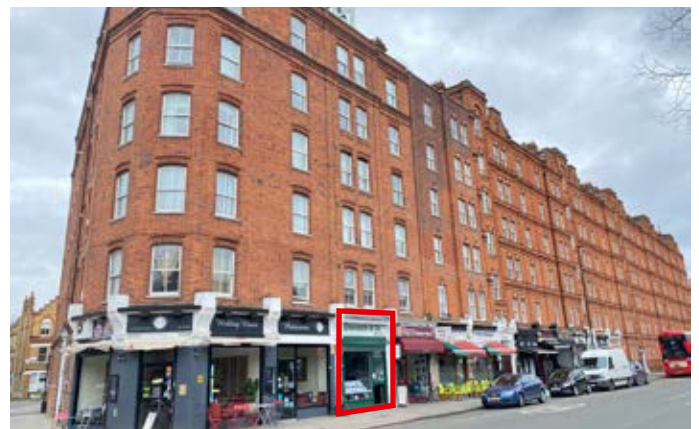
## TENANCY

The property is let on a full repairing and insuring lease (subject to a photographic schedule of condition) to **Greenacre (Property Management) Limited as an Estate Agent** for a term of 10 years from 5th November 2019 (in occupation since 2010) at a current rent of **£12,000 per annum exclusive**.

**Rent Review November 2024 (see Note 1)**

**Note 1: The November 2024 rent review has been agreed at £13,000 p.a.**

**Note 2: The November 2024 Tenant's Break Clause was not exercised.**



**£12,000** per annum (see Note 1)

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

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

## Vendor's Solicitors

WHN Solicitors

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