



SITUATION

Located in this prime retail thoroughfare opposite Morden Underground Station (Northern Line) and amongst multiples including **Costa Coffee, Merkur Slots, KFC, Boots, Subway, Kokoro, Holland & Barrett, Greggs** and a host of independent traders.

Morden lies approximately 11 miles south-west of Central London.

PROPERTY

A substantial mid-terrace building comprising **2 Ground Floor Shops** with separate rear access to **4 Self-Contained Flats** on first and second floors. In addition, the property includes a rear yard with parking for approximately 5 cars.

ACCOMMODATION¹

Ground Floor Shop (Nos. 53/55)

Gross Frontage 29'8"
Sales Area Approx. 2,002 sq ft
Store/Office Area Approx. 583 sq ft
WCs

Ground Floor Shop (No. 53)

Gross Frontage 9'6"
Sales Area Approx. 211 sq ft
WC

First & Second Floors

4 Flats – each believed to be 3 Rooms, Kitchen & Bathroom/WC

¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 25th December 1934 (thus having approx. 8¾ years unexpired) at a fixed ground rent of £160 p.a.

TENANCY

The entire property is let on a full repairing and insuring lease to **5G Properties Limited** for a term of 99 years (less 10 days) from 25th December 1934 (thus having approx. 8¾ years unexpired) at a fixed rent of **£1,275 per annum** exclusive.

Note 1: The Freeholder is The Mayor & Burgesses of the London Borough of Merton.

Note 2: We understand the ground floor of the property is sub-let to Superdrug Stores Plc.

Net income £1,115 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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