



## SITUATION

Occupying a prominent corner position on the South Circular Road (A405) at the junction with Dover House Road, in this popular retail parade, which includes multiples such as **Tesco Express**, **Post Office**, **Brewers Decorator Centre** and **Ladbrokes** and a variety of independent traders, serving this affluent and sought-after south London suburb.

Putney lies approximately 6 miles south-west of Central London and Barnes Station (South Western Railway) is within close proximity.

## PROPERTY

An end of terrace property comprising a **Ground Floor Corner Shop with a Return Frontage** and separate side access to **2 Self-Contained Flats** on part ground, first and second 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.**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'6" Return Window Frontage 18'0" Internal Width 17'0" widening at rear to 28'0" Shop Depth 36'4" Built Depth 40'4" WC			VACANT	We understand that the shop was previously let at £18,000 per annum.
2 Flats – 2a & 2b Dover House Road	Not inspected.	Various	Each 999 years from 1st January 2021	Each a Peppercorn	Each FRI

# Vacant Shop

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

## Joint Auctioneers

Last & Mazin  
Tel: 020 7763 7763 Ref: Ralph Last  
Email: ralph@lastandmazin.com

## Vendor's Solicitors

BBS Law  
Tel: 020 8349 0321 Ref: Jeremy Manuel  
Email: jeremy.manuel@bbslaw.co.uk

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'

