



## SITUATION

Occupying a prominent position on the main A215 Walworth Road, close to the corner of Arnside Street. The busy 'East Street Market' is on the same side of the road and the property is amongst such multiples as **Tesco Express, Superdrug, Santander, McDonald's, Iceland, Cake Box, Screwfix, The Gym Group, Betfred, Poundstretcher** and many more.

Elephant & Castle Station (Thameslink, Northern and Bakerloo Lines) and Kennington Station (Northern Line) are both within easy walking distance and 11 bus routes pass the door.

In addition, Westminster lies approx. 2 miles to the north.

## PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop** and **Basement**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	20'1"
Internal Width	14'5"
Shop Depth	48'6"
Built Depth	68'5"
Sales Area	Approx. 680 sq ft
Storage Area	Approx. 200 sq ft
WC	

### Basement

Area	Approx. 395 sq ft
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VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 870 years from completion at a peppercorn ground rent.**

## TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **M&H Investments as a Furniture Shop** for a term of 10 years from 3rd February 2025 (excl. s.24-28 of L&T Act 1954) at a current rent of **£26,750 per annum** exclusive.

**Rent Review & Mutual Break 2030.**

**There is a 4 month Rent Deposit held.**

**£26,750** per annum

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

## Vendor's Solicitors

Bude Nathan Iwanier  
Tel: 020 8209 2476 Ref: David Spitzer  
Email: dspitzer@bnilaw.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'



