



SITUATION

Located within this established parade of local traders all serving the surrounding residential area being only a short distance from the nearby recreational grounds of **Wimbledon Common** and **Richmond Park**. Putney Vale lies just off the A3 being approx. 7 miles south-west of central London.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'5"
Internal Width	14'11"
Shop Depth	23'5"
Built Depth	34'9"
WC	

Separate Rear Store Area Approx. 63 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 3rd March 1992 (thus having approx. 91¼ years unexpired) at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **T. Kumarasingham (catering equipment supplies – see Note)** for a term of 16 years from 12th February 2024 at a current rent of **£12,000 per annum** exclusive **rising to:**

- **£15,000 p.a. in 2028**
- **£18,000 p.a. in 2032**
- **£21,000 p.a. in 2036**

There is a £6,000 Rent Deposit held.

Note: The tenant also trades from both the Convenience Shop (No.10) and the Take-Away (No. 12) in this same parade.

£12,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

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

Vas Solicitors

Tel: 020 3137 2598 Ref: Veeravagu Vaaheesan

Email: vas@vassolicitors.co.uk