



SITUATION

Located close to the junction with Aslett Street and Furmage Street and amongst such multiples as **Co-op Food**, **Pizza Hut**, **Coral** and **Tesco Express**.

Wandsworth is a popular and bustling town centre located approx. 1 mile east of Putney and 5 miles south-west of central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on part ground, first and second floors plus cellar.

The Shop benefits from an electric roller shutter.

Refer to the Auctioneers for the video tour of the shop.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'10" Internal Width 11'9" Shop Depth 14'11" Built Depth 26'9" WC			VACANT	
Part Ground First & Second Floor Flat plus Cellar	Not inspected	Individual	125 years from 25th December 1984	£100	FRI

Vacant Shop

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Sylvester Amiel Lewin & Horne
Tel: 020 8446 4000 Ref: Jonathan Horne
Email: jonathanhorne@sylvam.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'**

