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Auctioneers

Online Auction

Thursday 30th October 2025
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
Auctioneer and Director
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Auctioneer and Director
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Steven Grossman MRICS
Director
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Elliott Greene BA (Hons)
egreene@barnettross.co.uk



Rocco Kay
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Samantha Ross
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Order of Sale Thursday 30th October 2025

Commencing 12.00pm

Lot

1	7/7a Clockhouse Lane, Collier Row	Romford	Essex
2	9/9a Clockhouse Lane, Collier Row	Romford	Essex
3	Flats 1-4 Longner Court & 6 Garages, Cranwich Road	Stamford Hill	London N16
4	213 Garratt Lane	Wandsworth	London SW18
5	5-7 Stockwell Gate	Mansfield	Nottinghamshire
6	504/504a Stafford Road	Wolverhampton	West Midlands
7	25/31 Newbottle Street	Houghton Le Spring	County Durham
8	3rd Floor, Elizabeth House, 54-58 High Street	Edgware	Middlesex
9	81 & 83 High Street	Mexborough	South Yorkshire
10	11/11a North Street	Eastbourne	East Sussex
11	40/40a Tacket Street	Ipswich	Suffolk
12	28/28a Countisbury Avenue, Llanrumney	Cardiff	South Glamorgan
13	6a Frensham Drive	Putney Vale	London SW15

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Contact John Barnett FRICS
(Registered Valuer)
jbarnett@barnettross.co.uk

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020 8492 9449



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SITUATION

In this established retail parade at the intersection of Clockhouse Lane and Collier Row Road, amongst multiples such as **Savers, Costa Coffee, KFC, Greggs, Domino's** and a host of independent traders. This shopping centre serves the surrounding residential area approximately 1 1/2 miles from Romford Town centre and 14 miles north-east of Central London.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'7" Internal Width 16'4" Shop Depth 35'0" Built Depth 49'9" 2 WCs				VACANT
First & Second Floor Flat	5 Rooms, Kitchen, Bathroom/WC GIA Approx. 800 sq ft	Individual	6 months from 13th April 2019	£18,000	AST Holding Over
				Total: £18,000 plus Vacant Shop	

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on first and second floors. The property includes a rear concreted parking area accessed via a service road.

Note 1: No. 9/9a Clockhouse Lane is also being offered for sale in this Auction – see Lot 2.

Note 2: Refer to the Auctioneers for the video tours of the property.

**£18,000 p.a. plus
Vacant Shop**

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

BBS Law
Tel: 020 8349 0321 Ref: Harry Wilshaw
Email: harry.wilshaw@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'**



Lot 2

9/9a Clockhouse Lane, Collier Row,
Romford, Essex RM5 3PH

***Guide: £450,000**

In the same family ownership for over 28 years
6 week completion



SITUATION

In this established retail parade at the intersection of Clockhouse Lane and Collier Row Road, amongst multiples such as **Savers, Costa Coffee, KFC, Greggs, Domino's** and a host of independent traders. This shopping centre serves the surrounding residential area approximately 1 1/2 miles from Romford Town centre and 14 miles north-east of Central London.

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on first and second floors. The property includes a rear concreted parking area accessed via a service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	16'6"
Shop Depth	38'6"
Built Depth	48'10"
WC	

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC

GIA Approx. 780 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Shahan Ali (t/a Gadget Exchange)** for a term of 15 years from 24th June 2012 at a current rent of **£18,000 per annum** exclusive.

Rent Reviews June 2017 & 2022 (both outstanding)

Note 1: No. 7/7a Clockhouse Lane is also being offered for sale in this Auction – see Lot 1.

Note 2: The flat is currently sub-let on an AST at a rental of £12,000 p.a. from 2021.

Note 3: There is a Rent Deposit of £4,500 being held.

Note 4: Refer to the Auctioneers for the video tour of the Flat.

£18,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

BBS Law

Tel: 020 8349 0321 Ref: Harry Wilshaw

Email: harry.wilshaw@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'**





SITUATION

Located close to the junction with Dunsmure Road which includes local shopping facilities and conveniently situated for both Stamford Hill Overground Station and Manor House Underground Station (Piccadilly Line).

The multiple shopping facilities in Stamford Hill (A10) are within ½ mile distant.

Stamford Hill is a popular residential area just to the north of Stoke Newington and approx. 4½ miles north of the City of London.

PROPERTY

A mainly detached block comprising **4 Self-Contained Flats** on ground and first floors.

In addition, the property includes a **Site upon which stands 6 Garages** to the rear of Longner Court accessed directly from Cranwich Road (see 'PLANNING' section).

Refer to the Auctioneers for the video tour of Flat 1.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted by the London Borough of Hackney on 1st February 2017 (now lapsed) for 'Demolition of existing garages and erection of a two storey property (including excavation) at the rear of Longner Court. Proposal includes balcony to the rear at first floor level, parking to the front of the property and associated landscaping' (Ref: 2017/0845).

The scheme would create a 3 bed house with a garden and parking for 1 car.

Refer to the Auctioneers for the Planning Documentation.

Note 1: Flat 1 Longner Court was sold for £510,000 in 2019.

Note 2: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to Auction.

£80,504.64 per annum

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

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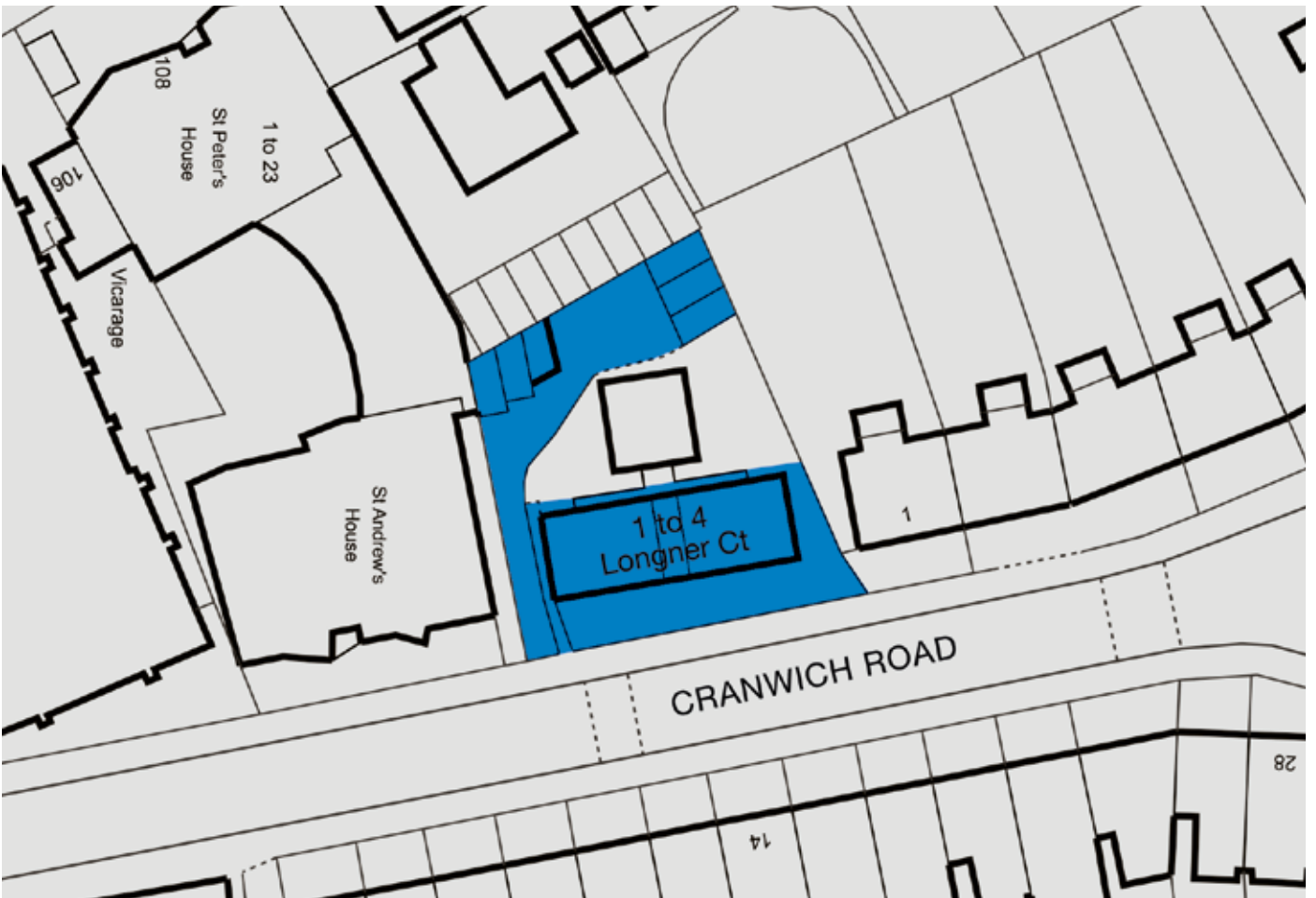
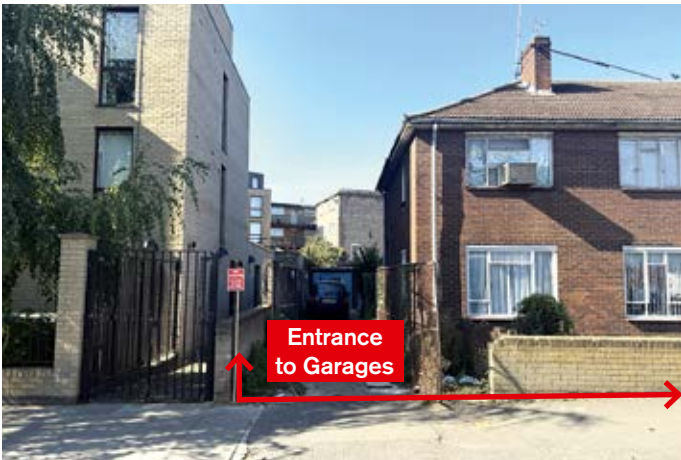
Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Nathan Iwanier
Email: ni@bnilaw.co.uk



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx 760 sq ft	2 individuals	6 months from 1st April 2024	£34,440 (Personal concession from £36,000 p.a.)	AST. Holding over. Includes gas central heating and part uPVC double glazing.
Flat 2 (First Floor)	Not inspected – Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	99 years from 29th September 1958	£12	FRI Valuable Reversion in approx. 32 years.
Flat 3 (Ground Floor)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx 760 sq ft	2 individuals	6 months from 27th March 2024	£30,752.64 (Personal concession from £36,000 p.a.)	AST. Holding over. Includes gas central heating and uPVC double glazing.
Flat 4 (First Floor)	Not inspected – Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 individuals	189 years from 25th March 1958	Peppercorn	FRI
Garage 1		Individual	Monthly	£2,640	
Garage 2		Individual	Monthly	£2,580	
Garage 3		Individual	Monthly	£2,580	
Garage 4		Individual	Monthly	£2,580	
Garage 5		Individual	Monthly	£2,520	
Garage 6		Individual	Monthly	£2,400	
				Total: £80,504.64	





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		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'**





SITUATION

Located between Market Place and Queen Street and diagonally opposite an entrance to the **Four Seasons Shopping Centre**, in the heart of this pedestrianised town centre amongst multiples such as **Superdrug, Halifax, Santander, Timpson, Nationwide, Greggs** and many others.

Mansfield is an historic market town which lies some 13 miles north of Nottingham and 11 miles south-east of Chesterfield benefitting from excellent road access via the M1 (Junctions 28 & 29).

PROPERTY

An attractive Grade II Listed mid-terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on first, second and third floors (See Note 1).

The property includes a **Parking Area** at the rear for 3 to 4 cars (See Note 2).

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	35'8" (not including gated entrance)
Internal Width	28'0" (max)
Shop Depth	63'4"
Built Depth	83'10"
Area	Approx. 2,002 sq ft
WC	

First Floor

Area	Approx. 1,015 sq ft
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Second Floor

Area	Approx. 1,138 sq ft
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Third Floor (not inspected)

Area	Approx. 430 sq ft
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Total Area	Approx. 4,585 sq ft
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¹Areas taken from VOA.

TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Luxury Leisure t/a Admiral Casino (having over 230 branches)** (Parent Company – Novomatic UK Limited – visit: novomaticuk.com) (T/O for Y/E 31/12/2023 £141m, Pre-Tax Profit £14.8m and Shareholders' Funds £56.9m) for a term of 10 years from 30th September 2024 at a current rent of **£42,500 per annum** exclusive.

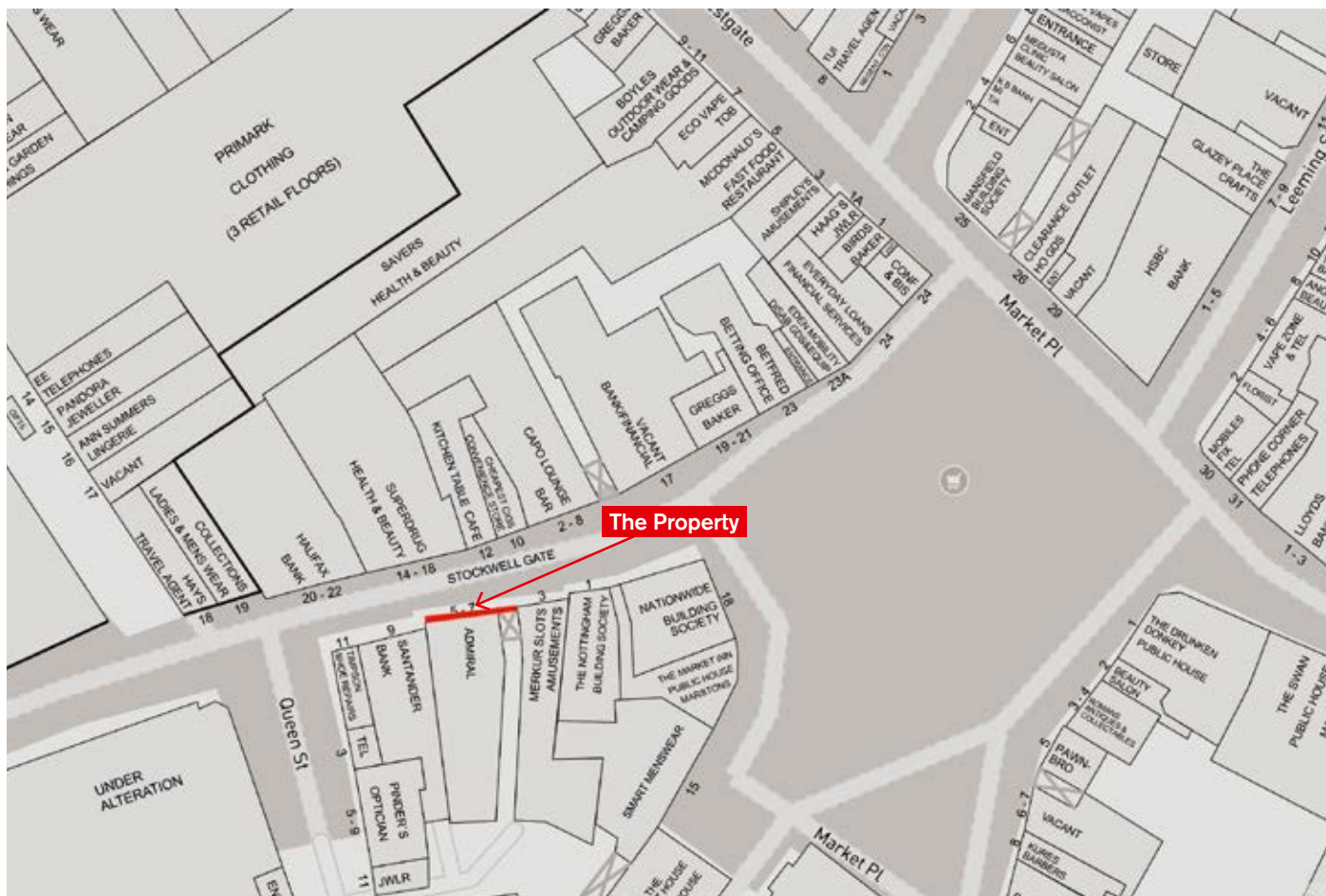
Rent Review & Tenant's Break September 2029

Note 1: Three rooms on the second floor are not demised to the Tenant – See Lease.

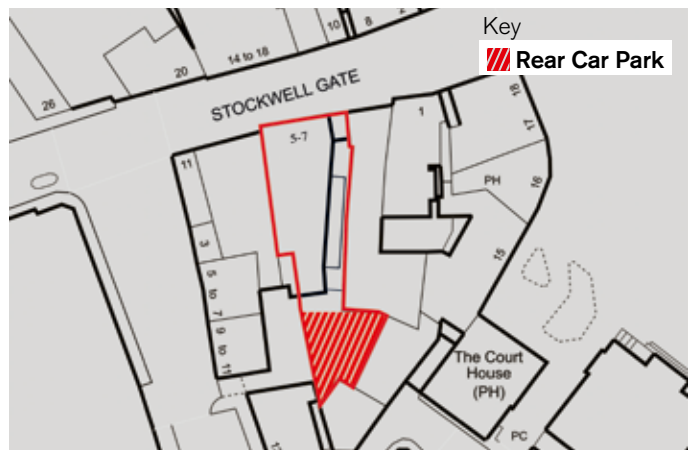
Note 2: The rear Parking Area is not demised to the Tenant and is therefore Vacant - See red hatched area on Ordnance Survey Map.

Note 3: There may be potential to convert the upper parts to residential use subject to obtaining possession and the necessary consents.





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£42,500 per annum

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

Vendor's Solicitors

Hill Dickinson LLP

Tel: 0161 817 7200 Ref: Darren Hamer

Email: Darren.hamer@hilldickinson.com



SITUATION

Located near to the junction with Marsh Lane and Three Tuns Lane and amongst such multiples as **William Hill, Greggs, Sue Ryder, Pizza Hut** and **Scrivens**. The property is situated approx. 2½ miles north of Wolverhampton town centre.

Wolverhampton is located approximately 12 miles north-west of Birmingham City Centre and enjoys good road links via the M6 (Junction 10) and M54 (Junction 2).

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property includes a front forecourt for parking 1 car and there is shared access to a rear car parking area.

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 17'3" Shop & Built Depth 39'9" WC	K. McCalla (Barbers)	10 years from 1st April 2018	£9,000	Insuring & Repairing (Law Society Lease) Rent Review April 2023 (Not yet actioned)
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 549 sq ft	Individual	6 months from 5th December 2015	£7,500	AST. Holding Over. £386 Rent Deposit held.
				Total: £16,500	

£16,500 per annum

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

Vendor's Solicitors

Burnetts

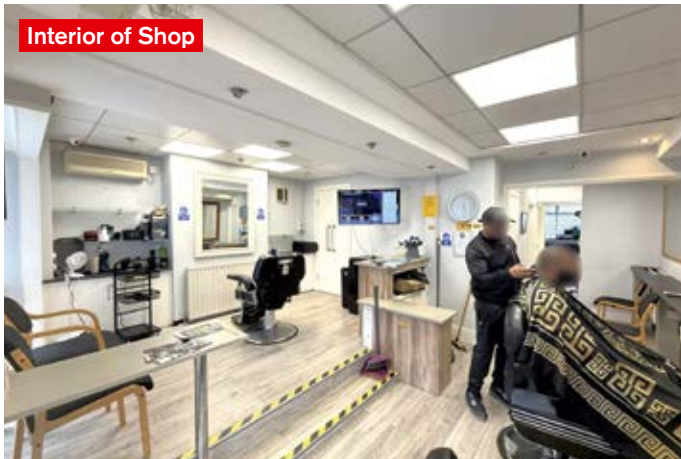
Tel: 01228 587 248 Ref: Samantha Cawley

Email: sca@burnetts.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'**



The Property



Interior of Shop



Rear of Property





SITUATION

Close to the junction with Mautland Street in the heart of the town centre, adjacent to **Lloyds Bank** and nearby other multiples such as **Ladbrokes, Greggs, Iceland, Superdrug, Savers** and a variety of independent retailers. There is a **Lidl** supermarket and public car park at the rear of the property.

Houghton Le Spring lies approximately 6 miles southwest of Sunderland and approximately 6 miles northeast of Durham and benefits from good road links via the A690 and the A1(M).

PROPERTY

A mid-terrace building comprising a large **Ground Floor Retail Unit** with internal access to **Ancillary Accommodation** on first and second floors and a further **Ground Floor Shop**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 27-31 (Ground Floor Retail Unit and First & Second Floors)	Ground Floor Retail Unit Gross Frontage 65'0" Built Depth 60'0" Area Approx. 3,437 sq ft First Floor Ancillary Area Approx. 3,303 sq ft Second Floor (not measured) Total Area Approx. 6,740 sq ft (Plus second floor)	E. Ayoubi (with Surety) t/a Bargain Village (Home Goods)	10 years from 31st January 2025	£35,000 (rising to £37,000 p.a. in January 2027)	FRI Rent Review & Tenant's Break 2030
No. 25 (Ground Floor Shop)	Gross Frontage 19'11" Built Depth 60'0" Area Approx. 748 sq ft	D. G. Adamson (with Surety) t/a Afterglow Tanning Salon	5 years from 19th September 2024	£10,000	FRI Tenant's Break 2027. £2,500 Rent Deposit held.
				Total: £45,000 (rising to £47,000 in January 2027)	

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

Note: There is potential to convert the upper parts to Residential Use, subject to obtaining possession and the necessary consents.



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**£45,000 p.a. rising to
£47,000 p.a. in 2027**

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

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5858 Ref: Booky Dubiner
Email: bd@bnllaw.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'**



SITUATION

Occupying a prominent position close to the junction with Station Road, directly opposite **Lidl** and being close to **The Broadwalk Shopping Centre** and Edgware Underground station (Northern Line). Edgware is a sought-after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41 and the M1 (Junction 4).

PROPERTY

Forming part of a 9-storey purpose-built Office Block comprising a **Self-Contained Office Suite (currently partitioned into a large open plan area together with several partitioned offices)** occupying the entire third (excluding common parts) which is approached from a fully refurbished and upgraded entrance foyer.

ACCOMMODATION

Third Floor Self-Contained Office

Area Approx. 2,975 sq ft

Plus 6 Parking Spaces in the rear car park

Amenities include:

- 2 Passenger lifts
- Double glazing
- Electric heating
- 2 Kitchens
- Suspended ceilings with LED lighting
- Window blinds
- Shared male, female & disabled WCs
- Excellent natural light

In addition, the property includes **6 Parking Spaces** located in the car park to the rear of the building.

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

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st November 1995 (thus having approx. 969 years unexpired) at a fixed ground rent of £100 p.a.

Offered with Vacant Possession.

**Approx. 2,975 sq ft
Vacant Office**

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

Joint Auctioneers

Petermans

Tel: 020 8958 5040 Ref: Howard Peterman

Email: howard@petermans.co.uk

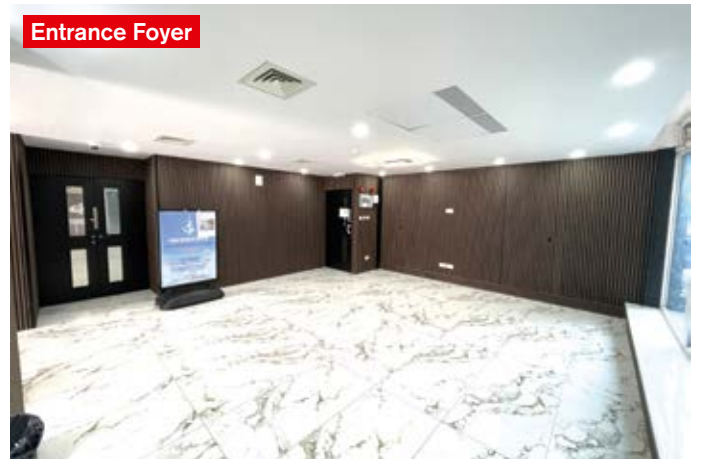
Vendor's Solicitors

Wayne Leighton LLP

Tel: 020 8951 2988 Ref: Rahul Shah

Email: rahul@wayneleighton.com

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SITUATION

Located in the town's principle pedestrianised shopping thoroughfare amongst a host of multiple occupiers such as **Halifax, B&M, Post Office, Card Factory, Superdrug, Greggs, Specsavers, Domino's** and **Poundland** and in close proximity to Mexborough Mainline Station. Mexborough is a market town located 5 miles north of Rotherham and 7 miles west of Doncaster, benefitting from good road links being only 4 miles east of the A1(M) via the A6023.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** and **Basement** with internal and separate side and rear access to **Ancillary Accommodation** (previously a flat & photography studio) at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'11"
Return Frontage	45'9"
Internal Width	30'1"
Shop Depth	33'2"
Built Depth	43'5"
Sales Area	Approx. 998 sq ft plus WCs
Basement Area	Approx. 392 sq ft

First Floor Ancillary

3 Rooms, Kitchen, 4 WCs	Approx. 628 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (see Tenant Profile)** for a term of 16 years from 3rd February 2011 at a current rent of **£22,785 per annum** exclusive.

TENANT PROFILE

The Coral Brand of betting shops forms part of Entain plc, a FTSE 100 company that is one of the world's largest sport betting and gaming groups operating in the online and retail sector. Entain is licensed and operates in over 20 countries, across 5 continents around the globe (Visit: www.entaingroup.com).

£22,785 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Meadows Ryan
Tel: 01932 852 057 Ref: Stephen Carew
Email: stephencarew@meadowsryan.com

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'**



SITUATION

Located close to the junction with Seaside Road within the town centre and approx. 1/3 mile from Eastbourne Pier.
Eastbourne lies on the A259, approx. 18 miles to the east of Brighton and 15 miles to the west of Hastings.

PROPERTY

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

VAT is NOT applicable to this Lot

FREEHOLD

Note: There may be potential to convert the ground floor shop into residential, subject to obtaining possession and the necessary consents.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 11 (Ground Floor Shop)	Gross Frontage 11'3" Internal Width 7'9" widening to 10'9" Shop Depth 25'9" Built Depth 38'4" WC	Dr H. Sam (African Groceries)	3 years from 5th August 2024	£6,500	Repairing & Insuring - Law Society Lease Tenant's Break August 2026. There is a £1,625 Rent Deposit held.
No. 11a (First & Second Floor Flat)	Not inspected	2 individuals	99 years from 1st January 2002	£170	FRI Rent Reviews in 2035 and 2068. Valuable Reversion in approx. 75 years.
				Total: £6,670	

£6,670 per annum

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

Vendor's Solicitors

Burnetts
Tel: 01228 552 222 Ref: Jessica Quigley
Email: jq@burnetts.co.uk

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***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior of Shop



SITUATION

Located close to the junction with Foundation Street, in the heart of the town centre, amongst a variety of retailers, coffee shops and restaurants.

Ipswich is the county town of Suffolk and an important administrative commercial centre which lies on the A12 and A14 trunk roads some 75 miles north-east of London.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop and Basement** with separate front access to **6 HMO Units** on the first and second floors.

3 of the HMO Units have their own Shower/WC and there is also a communal Kitchen and 2 communal Shower Rooms/WC.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is a right of way on foot from the rear of the property into Little Wingfield Street.

Note 2: Refer to the Auctioneers for the video tour of the residential common parts and internal photos of some of the HMO Units.



Shop & Basement plus 6 HMO Units

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

Vendor's Solicitors

Patron Law

Tel: 020 8090 3823 Ref: Mendy Lawrence

Email: mendy.lawrence@patronlaw.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 21'0" Internal Width 15'0" Shop Depth 30'9" Built Depth 45'8" External WC Basement Area Approx. 440 sq ft	M. Abubaker (Convenience Store)	10 years from 28th September 2017 (excl. s.24–28 of L&T Act 1954)	£10,000	FRI
Unit 1 (First Floor)	1 Room	Individual	1 year from 15th April 2025	£5,400	AST
Unit 2 (First Floor)	1 Room	Individual	1 year from 25th July 2025	£5,100	AST.
Unit 3 (First Floor)	1 Room plus Shower/WC	Individual	1 year from 24th February 2025	£7,200	AST.
Unit 4 (Second Floor)	1 Room ¹	Individual	1 year from 11th October 2024	£5,700	AST.
Unit 5 (Second Floor)	1 Room plus Shower/WC	Individual	6 months from 15th December 2023	£6,900	AST. Holding over. £663.46 Rent Deposit held.
Unit 6 (Second Floor)	1 Room plus Shower/WC	Individual	1 year from 1st February 2024	£7,200	AST. Holding over.
¹ Not inspected by Barnett Ross.				Total: £47,500	



SITUATION

Located in this well established parade amongst such multiple retailers as **Greggs, William Hill, Cash Generator, Iceland, Boots, Pizza Hut, Iceland, Tesco Express, Post Office** and a variety of independent traders, all serving the surrounding residential population.

Llanrumney is a suburb of Cardiff which lies approx. 4 miles north-east of the City centre.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14' 11" Internal Width 12' 11" Shop Depth 39' 6" Built Depth 52' 4" WC	N. Martin (Card Shop)	6 years from 1st May 2015	£9,000	Repairing & Insuring (Law Society Lease) Holding Over. £2,375 Rent Deposit held.
First & Second Floor Flat	Not inspected	Individual	99 years from 29th September 2002	£100 (Rising by £100 every 25 years)	Effectively FRI Valuable Reversion in approx. 76 years.
				Total: £9,100	

£9,100 per annum

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

Vendor's Solicitors

Burnetts

Tel: 01228 587 248 Ref: Samantha Cawley

Email: sca@burnetts.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'**





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

Vendor's Solicitors

Vas Solicitors

Tel: 020 3137 2598 Ref: Veeravagu Vaaheesan

Email: vas@vassolicitors.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'**

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