

London SW16

115 Streatham High Road

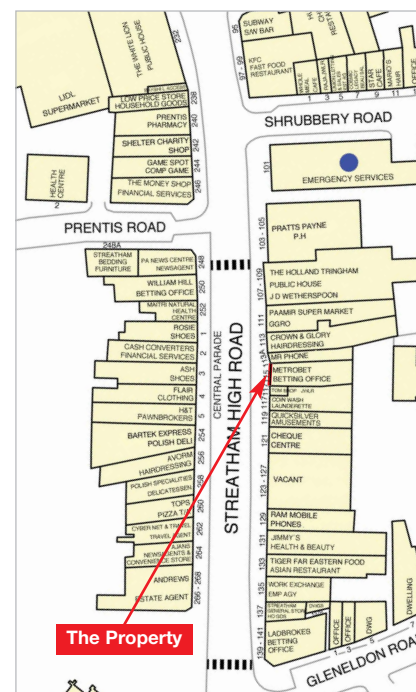
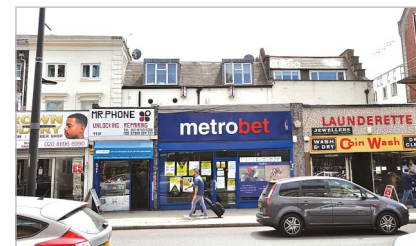
London

SW16 1HJ

- **Freehold Betting Shop and Residential Investment**
- Well located on Streatham High Road
- Shop lease expires 2022
- Residential accommodation above
- Asset management and development opportunity
- VAT is not applicable
- **Betting office let at £20,000 pa**
- **Residential accommodation above on terms unknown**

On the instructions of J Gershinson FRICS and A Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

Streatham is situated in the London Borough of Lambeth which has a borough population of 266,000 and is located approximately 6 miles south-east of Central London. Transport and communications are excellent with Streatham Hill Overground Station within walking distance and Brixton Underground Station (Victoria Line) in close proximity to the property. There is a frequent bus service which passes the property to Central London. Streatham High Road forms part of the A23 which connects to the M23 and M25 motorways.

The property is situated on the eastern side of Streatham High Road close to its junction with Gleneldon Road, in an established retail position. Occupiers close by include Cash Converters, J D Wetherspoon, H & T Pawnbrokers and William Hill.

Description

The property is arranged on ground and two upper floors to provide a betting shop together with residential accommodation above.

Access to the residential accommodation is from the rear and was not inspected internally by Allsop.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Planning

The upper floors may benefit from redevelopment or reconfiguration subject to obtaining all the relevant and necessary consents. All enquiries should be made with the local authority.

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 127 London SW16**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
115	Metrobet Ltd (1)	Gross Frontage 6.40 m Net Frontage 5.65 m Shop & Built Depth 17.35 m	(21' 0") (18' 6") (56' 11") 15 years from 27.02.2007 Rent review every 5th year FR & I	£20,000 p.a.	Rent rview 27.02.2012
Uppers	Unknown	First and Second Floor Residential Accommodation – Unknown details (2)	Unknown	Unknown	

(1) Metrobet have 20 shops. (Source: www.metrobet.co.uk)

(2) Previous agents particulars indicate the upper floors comprise 4 flats, however the accommodation was not inspected by Allsop and we cannot confirm what it comprises and Buyers are deemed to have made their own enquiries.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Rebecca Scott, BLP Law. Tel: 0203 400 4105 Fax: 0203 400 1000 e-mail: rebecca.l.scott@blplaw.com