

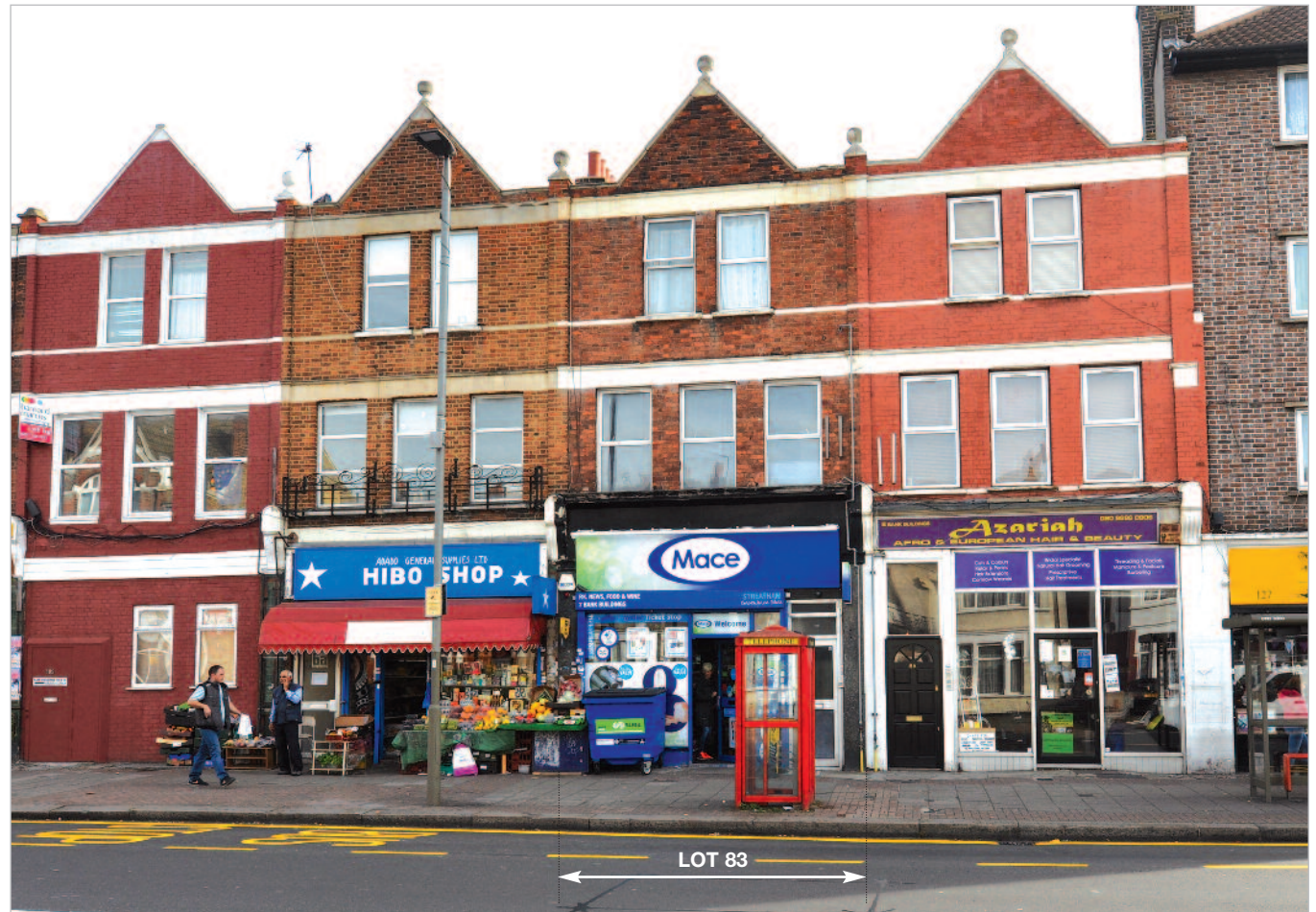
London SW16

7 Bank Buildings

Mitcham Lane

SW16 6NG

- **Freehold Shop and Residential Investment**
- Densely populated South West London suburb
- Comprises shop and two flats
- No VAT applicable
- Total Current Rents Reserved
£23,130 pa
with fixed uplifts in 2017 and 2019



LOT 83

Tenure
Freehold.

Location

Streatham is a densely populated South London suburb situated in the London Borough of Lambeth on the A23, some 6 miles south of Central London. Communications are excellent with Streatham Hill Station to the north and Streatham to the south. Numerous bus services run along Streatham High Road which itself connects to the M23 and M25 motorways, 12 miles to the south.

The property is situated within an established parade on the south side of Mitcham Lane, close to its junction with Westcote Road and Thrale Road. Occupiers close by include Barnard Marcus, a pharmacy and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor lock-up shop together with two flats to the upper floors, which are separately accessed from the front. There is a yard/garden to the rear of the property.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



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No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Mr S Lingeswaran	Gross Frontage 3.95 m (12' 11") Net Frontage 3.45 m (11' 4") Shop Depth 9.00 m (29' 6") Built Depth 18.45 m (60' 6")	15 years from 25.12.2015 Fixed uplifts 2017 and 2019 Rent review 2020 FR & I	£7,350 p.a.	Fixed uplift to £7,700 p.a. on 25.12.2017 and £8,100 p.a. on 25.12.2019
7A	Individual	First Floor – Three Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 19.08.2016	£9,180 p.a.	
7B	Individual	Second Floor – One Room, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 04.09.2016	£6,600 p.a.	

Total £23,130 p.a.

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 Ms H Dhebar, Stepien Lake LLP. Tel: 0207 467 3058 e-mail: hena.dhebar@stepienlake.co.uk