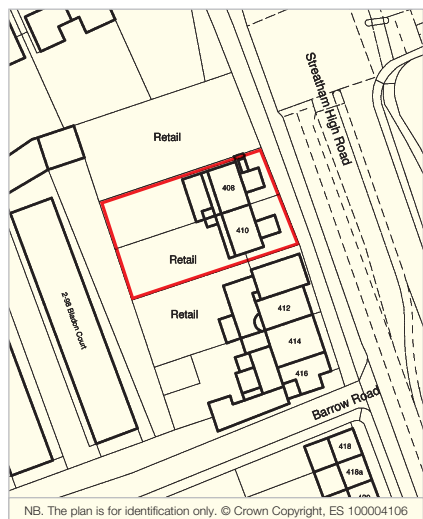


## London SW16

### Commonside Court, 408-410 Streatham High Road, Streatham SW16 6ET

- A Freehold Part Reversionary Purpose Built Block arranged to provide Two Ground Floor Shop Units and Fifteen Self-Contained Flats above
- Five Flats subject to Letting Agreements, Four Flats subject to Assured Shorthold Tenancies, Two Shop Units and Six Flats subject to Leases
- Roof subject to Two Agreements for the installation of Telecommunications equipment
- First time on the market for over 20 years
- Total Current Rent Reserved

**£94,325 per annum  
(equivalent)**



#### Seller's Solicitor

Messrs Davies & Partners (Ref: Mr T Parkinson).  
Tel: 020 7487 4361.  
Email: tim.parkinson@daviesandpartners.com

#### INVESTMENT – Freehold Building



#### Tenure

Freehold.

#### Location

Commonside Court is situated on the west side of Streatham High Road (A23), to the north of its junction with Barrow Road and directly opposite the open spaces of Streatham Common. An extensive range of local shops and amenities are available along Streatham High Road with Brixton, Tooting and Clapham also being accessible to the north, west and north-west respectively. Rail services run from both Streatham (Southern and First Capital Connect services) and Streatham Common (Southern services) Stations and a multitude of bus services also run directly past the property. The A23 provides direct access to the A205 (South Circular Road) and Central London to the north with Croydon and both the M23 and M25 Motorways being accessible to the south. The further open spaces of Tooting Common with its Lido are also situated within easy reach.

#### Description

The property comprises a detached purpose built block arranged over ground and five upper floors. The property is internally arranged to provide two shop units on the ground floor with fifteen self-contained flats above. The roof space is currently occupied by a number of aerials and associated telecommunications equipment and is subject to two agreements. The property benefits from a passenger lift.

#### Accommodation and Tenancies

The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides the following accommodation:

Unit	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Shop Unit 408 Streatham High Road	Shop Unit	Subject to a Lease for a term of 199 years from 29th September 2001 (thus having approximately 187 years unexpired)	Peppercorn
Shop Unit 410 Streatham High Road	Shop Unit	Subject to a long Lease for a term of 999 years from 19th May 2011 (thus having approximately 997 years unexpired)	Peppercorn
Flat 1	Two Bedroom Accommodation	Company Letting Agreement in favour of Norbury Property Services (London) Limited for a term of 12 months from 1st July 2011 (Holding Over)*	£9,900
Flat 2	One Bedroom Accommodation	Company Letting Agreement in favour of Norbury Property Services (London) Limited for a term of 12 months from 1st July 2011 (Holding Over)*	£7,800
Flat 3	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 20th December 2011 (Holding Over)	£9,600
Flat 9	Two Bedroom Accommodation	Company Letting Agreement in favour of Norbury Property Services (London) Limited for a term of 12 months from 1st July 2011 (Holding Over)*	£8,400
Flat 10	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months (less one day) from 28th July 2012 (Holding Over)	£9,000
Flat 11	One Bedroom Accommodation	Company Letting Agreement in favour of Norbury Property Services (London) Limited for a term of 12 months from 1st July 2011 (Holding Over)*	£7,200
Flat 12	Two Bedroom Accommodation	Company Letting Agreement in favour of Norbury Property Services (London) Limited for a term of 12 months from 1st July 2011 (Holding Over)*	£8,700
Flat 15	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months (less one day) from 7th April 2011 (Holding Over)	£7,500
Flat 16	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months (less one day) from 13th October 2012 (Holding Over)	£9,000
Flats 4, 6, 7, 8 & 14	N/A	Each subject to a Lease for a term of 99 years from 29th September 1979 (thus having approximately 65 years unexpired)	£75 each
Flat 5	N/A	Subject to a new Lease for a term of 125 years from 1st September 2013	£100
Roof Space and First Floor Room	Telecommunications Equipment	Subject to a Lease in favour of Vodafone Limited for a term of 25 years from 12th October 2012. The Lease includes provisions for rent reviews every 5 years and a tenant break at any time by providing 6 months' notice	£10,750
Roof Space	Telecommunications Equipment	Subject to a Lease in favour of Hutchison 3G UK Limited and Everything Everywhere Limited (as amended by the Deed of Variation dated 31st January 2011) for a term of 20 years from 25th May 2006. The Lease includes provisions for rent reviews every 5 years in line with RPI and a tenant break after 10 years of the term and at other times in certain circumstances. The next review will be due on 31st January 2018. Licence to Assign or Vary has been granted in favour of Arquiva Limited	£6,000

(1) The company are understood to sub-let the Flat on an Assured Shorthold Tenancy.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.