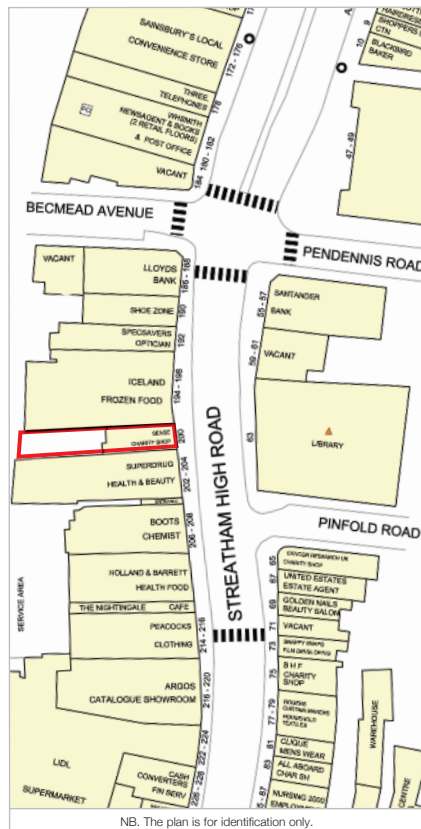


London SW16 **200/200A/200B** **Streatham High Road** **Streatham** **SW16 1BB**

- **Freehold Retail and Residential Investment**
- Comprising a shop, a flat and a large maisonette
- Shop let to Sense on a lease expiring in 2026
- Situated in busy South West London shopping location, adjacent to Superdrug and Iceland
- No VAT applicable
- Total Current Rents and Licence Fees Reserved

£77,040 pa plus vacant possession of Maisonette⁽²⁾

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Freehold.

Location

Streatham is a densely populated South West 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 well located in a busy trading position on the west side of Streatham High Road, opposite its junction with Pinfold Street. It is located in the middle of both Streatham (661 metres) and Streatham Hill (770 metres) rail stations.

Occupiers close by include Iceland and Superdrug (both adjacent), Lidl, Holland & Barrett, Peacocks, Shoe Zone, Santander and Lloyds Bank, amongst many others.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with basement which is not presently used by the tenant. The upper floors comprise a first floor flat and a large second and third floor maisonette which are accessed from the rear via Becmead Avenue.

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.

No.	Present Lessee	Accommodation	Lease and Licence Terms	Current Rent and Licence Fees £ p.a.	Next Review/ Reversion
200	Sense, The National Deaf Blind and Rubella Association (1)	Gross Frontage 6.15 m (20' 2") Net Frontage 5.30 m (17' 5") Shop Depth 16.60 m (54' 6") Built Depth 27.40 m (89' 10") Ground Floor 119.90 sq m (1,291 sq ft) Basement (3) 82.99 sq m (893 sq ft)	10 years from 31.05.2016 Rent review every 5th year FR & I	£60,000 p.a.	Rent Review 2021
200A	Individuals	First and Second Floor Flat – 3 Rooms, Store Room, Kitchen, Bathroom	Assured Shorthold Tenancy from 07.07.2008	£12,540 p.a.	Holding over
200B	Vacant (2)	Second and Third Floor Maisonette – Five Rooms, Kitchen/Living Room, Bathroom		(2)	
Yard	Superdrug Stores plc	Rear Yard	10 year licence from 23.02.2004	£4,500 p.a.	Holding over

- (1) Website Address: www.sense.org.uk. Sense is a national disability charity.
For the year ended 31st March 2017, Sense reported no turnover, a pre-tax profit of £741,801 and a net worth of £35m. (Source: Experian 13.09.2018.)
(2) Available to let at £1,800 per calendar month (£21,600 per annum) via Brooks Estate Agents. www.brooksestateagents.com
(3) Area taken from www.tax.service.gov.uk

Total £77,040 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

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