

Mitcham **205/207/209/211** **London Road** **Surrey** **CR4 2JD**

- **Virtual Freehold Shop Investment**
- Comprises four shops
- Trades as two funeral parlours and one solicitor's office
- Pedestrianised town centre location
- Rent Reviews from 2012
- Total Current Rents Reserved
£44,000 pa



Tenure

Long Leasehold. Held for a term of 999 years from 25th May 2012 at an annual fixed ground rent of £1.

Location

Mitcham is a densely populated South London suburb lying some 8 miles south of Central London, 3 miles south-east of Wimbledon and 3 miles north-west of Croydon. The A217, A23 and A232 roads all serve the area as well as underground rail services from Colliers Wood (Northern Line) and overground rail services from Mitcham and Mitcham Junction. The property is situated on the pedestrianised stretch of London Road, within the town centre just off the A217. Occupiers close by include JD Wetherspoons, McDonald's, Boots, Morrisons and Lloyds TSB.

Description

The property is arranged on the ground floor only to provide 4 ground floor lock-up shops, one of which is a double unit. The shops presently provide two funeral parlours and a solicitor's office. There are two car parking spaces to the rear of No. 207. The property forms part of a larger building, the remainder of which is not included in the sale.

VAT

Please refer to the Special Conditions of Sale

Documents

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



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
205	J E Gillman & Sons Limited (Funeral Parlour)	Gross Frontage 5.75 m Net Frontage 4.95 m Shop & Built Depth 15.60 m	(18' 10") (16' 3") (51' 2") 12 years from 01.06.2008 Rent review every 4th year FR & I	£15,000 p.a.	Rent Review 2012
207	Hettiachchige Chulani Sudharman Perera (Solicitors)	Gross Frontage 5.40 m Net Frontage 5.10 m Shop & Built Depth 15.60 m	(17' 8") (16' 9") (51' 2") 12 years from 25.03.2010 Rent review every 4th year FR & I	£9,000 p.a.	Rent Review 2014
209/211	Funeral Services Ltd (an Industrial & Provident Society)	Gross Frontage 11.10 m Net Frontage 10.55 m Built Depth 15.60 m	(36' 5") (34' 7") (51' 2") 15 years from 22.12.2011 (1) Rent review on 5th year FR & I	£20,000 p.a.	Rent Review 2016

(1) Option to determine in the third year.

Total £44,000 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 C Evans Esq, Michael Simkins Solicitors LLP. Tel: 0207 874 5600 Fax: 0207 874 5601 e-mail: christopher.evans@simkins.com
Joint Auctioneer Rupert Godden Esq, Ideal Properties. Tel: 0203 252 3090 Fax: 0872 111 5591 e-mail: info@idealproperties.org.uk