



## Tenure

Leasehold. Held for a term of 99 years from 29th September 1931 (thus having some 15 years unexpired) at a fixed ground rent of £100 per annum.

## Location

Morden is an attractive suburb of London, located on the Northern Line within walking distance of the tram link that runs to Wimbledon (8 minutes) and to East Croydon. The property is located on the A24, 8 miles from Central London.

Occupiers close by include William Hill (adjacent), Nationwide and a Sainsbury's Supermarket.

## Description

An imposing building in a prominent visible position built in the 1930's, with rear loading facilities accessed by Morden Hall Road. The two vacant floors have an entrance via a fire escape, and also at ground floor level there is a self-contained entrance via Morden Hall Road and rear service access.

## Planning (1)

Planning permission was obtained in 2008 for the conversion of the two upper floors into 4 large self-contained flats. These two floors have been withdrawn from the ratings list as main services are disconnected. No rates are payable at present as the upper floors have been delisted.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Showroom	Hamsey Trading Ltd (3)	Gross Frontage Net Frontage Built Depth	14 m 13 m 18.5 m	(45' 11") (42' 8") (60' 8")	10 years from 16.08.2007 Rent review every 5th year FR & I by way of a service charge	£37,000 p.a.	Reversion 2017
First and Second Floors	Vacant	Each Floor Approximately 220 sq m (2)				—	

(2) Not measured by Allsop. Measurements provided by the Vendor.

(3) [www.hamseys.co.uk](http://www.hamseys.co.uk)

**Total £37,000 p.a.**

# Morden

## 1/3 London Road

## Surrey

## SM4 5HX

- **Leasehold Retail and Residential Investment**
- Potential for development of the upper floors (1)
- No VAT applicable
- 2012 Rent Review Outstanding
- Total Current Rents Reserved  
**£37,000 pa**

**THIS LOT WILL NOT BE SOLD  
PRIOR TO AUCTION**

**SIX WEEK COMPLETION  
AVAILABLE**



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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