

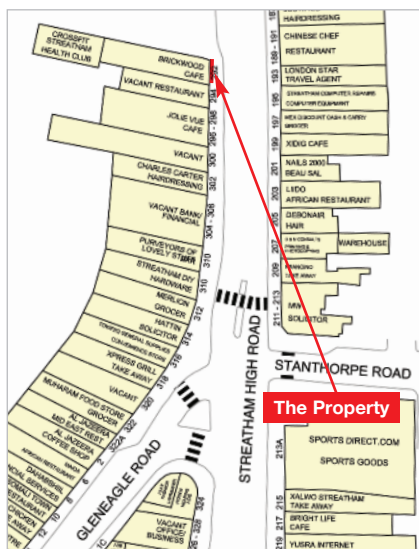
London SW16

292 Streatham High Road

Streatham SW16 6HG

- Freehold Shop Investment
 - Affluent South West London location
 - Let until 2037 (no breaks)
 - Café provides over 40 covers
 - RPI linked rent reviews
 - Rent Review 2022
 - No VAT applicable
 - Current Rent Reserved
- £19,100 pa**

SIX WEEK COMPLETION AVAILABLE



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 situated on the west side of Streatham High Road, in a prominent corner position adjacent to Streatham Green, a short distance from Streatham Overground Station. Occupiers close by include Sports Direct, Marks & Spencer Simply Food, Aldi, a number of local traders and several cafés and bars.

Description

The property is arranged on basement and ground floors to provide a ground floor café providing 41 covers throughout with kitchen and ancillary storage in the basement. The unit forms part of a larger building which is not included in the sale.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 86 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Clapham Leisure Limited (t/a Brickwood Café) (1)	Gross Frontage 4.70 m Net Frontage 4.35 m Shop Depth 9.15 m Built Depth 14.70 m Basement 56.10 sq m Ground Floor 54.70 sq m	(15' 5") (14' 3") (30' 0") (48' 3") (604 sq ft) (589 sq ft)	20 years from 21.06.2017 RPI linked Rent Reviews every 5th year FR & I	£18,500 p.a. (1) Rent Review 2022
Flat 1	Individual	Flat	125 years from 15.03.2017 Fixed increase every 25th year	£200 p.a.	Rent doubles every 25 years
Flat 2	Individual	Flat	125 years from 13.04.2017 Fixed increase every 25th year	£200 p.a.	Rent doubles every 25 years
Flat 3	Individual	Flat	125 years from 13.04.2018 Fixed increase every 25th year	£200 p.a.	Rent doubles every 25 years

(1) No of Branches: 4 cafés in South West London. Website Address: www.brickwoodlondon.com
NB. Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

Total £19,100 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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