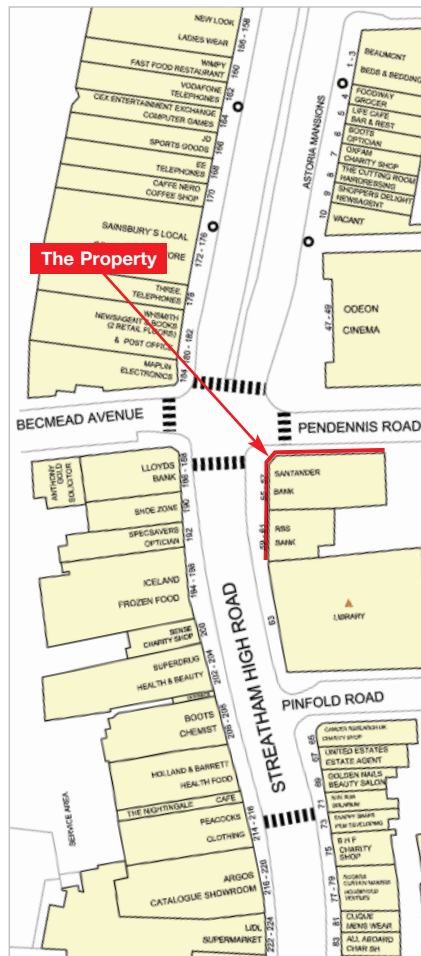


London SW16
55/61 Streatham High Road
Streatham
SW16 1PN

- **Freehold Bank and Residential Ground Rent Investment**
- **Comprises two double fronted banking halls**
- **Let to RBS and Santander UK plc**
- **Well located in affluent South London suburb**
- **No VAT applicable**
- **Total Current Rents Reserved**
£130,250 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Streatham is a densely populated South 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 located on the eastern side of Streatham High Road (A23), at its junction with Pendennis Road, less than 0.5 miles south of Streatham Hill Overground Station (London Victoria from 16 minutes). Occupiers close by include Lloyds Bank, Shoe Zone and Specsavers (all opposite), Odeon Cinema, Iceland, Superdrug, Boots the Chemist, WH Smith, Three, Sainsbury's Local, Caffè Nero, EE, Holland & Barrett and Peacocks, amongst many others.

Description

The property is arranged on basement, ground and three double fronted upper floors and comprises four adjoining buildings which provide two ground floor banking halls, both with ancillary storage and staff accommodation to the basement. 55/57 also benefits from first floor staff accommodation. The upper floors provide fifteen self-contained flats that have been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 28th June. Please email viewings@allsoop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 94 London SW16**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
55/57	Santander UK plc	Ground Floor 311.50 sq m (3,353 sq ft) First Floor 35.38 sq m (380 sq ft) Basement 175.86 sq m (1,893 sq ft) Total 522.74 sq m (5,626 sq ft)	25 years from 12.10.1994 Rent review every 5th year FR & I	£80,000 p.a.	Reversion 2019
59/61	Royal Bank of Scotland plc	Ground Floor 119.10 sq m (1,282 sq ft) Basement 96.40 sq m (1,038 sq ft) Total 215.50 sq m (2,320 sq ft)	5 years from 01.02.2017 Tenant option to determine at end of the 3rd year FR & I	£50,000 p.a.	Reversion 2022
First, Second and Third Floors	Individual(s)	15 Flats (not inspected)	125 years from 25th April 1996	£250 p.a. (doubling every 25 years)	Reversion 2121
				Total £130,250 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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