

London SW16

Commonside Court (Lot 50) and Site (Lot 51), 408-410 Streatham High Road, Streatham SW16 6ET

- **Lot 50 comprises a Freehold Part Reversionary Ground Rent Investment Secured Upon a Purpose Built Block Arranged to Provide Two Ground Floor Shop Units and Fifteen Self-Contained Flats Above and Roof Space**
- Two Shop Units and Fifteen Flats subject to Long Leases. Reversions from 2078
- Roof Space occupied by Telecommunications Masts and subject to Two Leases
- **Lot 51 Comprises a Freehold Site extending to Approximately 0.034 hectares (0.083 acres)**
- Planning Permission for Erection of a Three Bedroom House extending to GIA Approximately 130 sq m (1,399 sq ft) together with a Private Garden and Parking
- To be offered Individually
- **Total Current Rent Reserved £20,180 per annum from Lot 50 with Lot 51 Vacant**

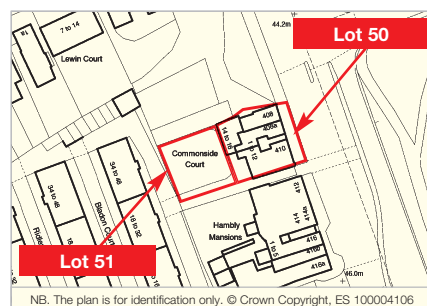
To View

Please refer to website: www.allstop.co.uk.

Seller's Solicitor

Messrs Hamlins (Ref: BK).
Tel: 0207 355 6009.
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INVESTMENT/VACANT – Freehold Ground Rent and Site with Planning



Tenure

Two Freehold Titles.

Location

Commonside Court is situated on the west side of Streatham High Road (A23), to the north of its junction with Barrow Road and directly opposite the open spaces of Streatham Common. An extensive range of local shops and amenities is available along Streatham High Road with Brixton, Tooting and Clapham also being accessible to the north, west and north-west respectively. Rail services run from both Streatham (Southern and First Capital Connect services) and Streatham Common (Southern services) and a multitude of bus services also run directly past the property. The A23 provides direct access to the A205 (South Circular Road) and Central London to the north, with Croydon and both the M23 and M25 motorways being accessible to the south. The further open spaces of Tooting Common with its Lido are also situated within easy reach.

Description

Commonside Court (Lot 50) comprises a part reversionary ground rent investment secured upon a detached purpose built block arranged over ground and five upper floors. The property is internally arranged to provide two shop units on the ground floor with fifteen self-contained flats above. The roof space is currently occupied by a number of telecommunications masts and is subject to two leases. The property benefits from a passenger lift.

The site at Commonside Court (Lot 51) extends to approximately 0.034 hectares (0.083 acres) and benefits from planning permission for the erection of a three bedroom house extending to approximately 130 sq m (1,399 sq ft) together with a private garden and parking. To be offered individually.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

Planning

Local Planning Authority: Lambeth Borough Council.
Tel: 020 7926 1180.

Planning permission (Ref: 15/02919/FUL) for the 'erection of a two storey dwelling house with associated parking and landscaping' was granted on Tuesday 28th July 2015. Copies of the plans are available on request. Please email jourdan.prowting@allstop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allstop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Lot	Unit	Present Lessee	Accommodation	Terms of Tenancy	Current Rent £ p.a.	Next Rent Review/Reversion
50	408	Hestweald Ltd	Shop	Subject to a lease for a term of 199 years from 29th September 2001 (thus having approximately 184 years unexpired)	£30 p.a.	N/A
	410	Mourad & Kamal Cherif	Shop	Subject to a lease for a term of 999 years from 19th May 2011 (thus having approximately 994 years unexpired)	Nil	N/A
	Flats 1-3, 9-12, 14-16	N/A	N/A	Each subject to a lease for a term of 125 years from 29th September 2014 (thus having approximately 123 years unexpired)	£300 p.a. each	N/A
	Flats 4, 6-8	N/A	3 x two Bedroom and 1 x one Bedroom accommodation	Each subject to a lease for a term of 99 years from 29th September 1979 (thus having approximately 62 years unexpired)	£75 p.a. each	Reversions from 2078
	Flat 5	N/A	N/A	Subject to a lease for a term of 125 years from 1st September 2013 (thus having approximately 122 years unexpired)	£100 p.a.	N/A
	Roof and First Floor Room	Vodafone Ltd	Telecommunications	Subject to a lease for a term of 25 years from 12th October 2012 (thus having approximately 21 years unexpired) Rent review every fifth year. Tenant break option upon 6 months' notice	£10,750 p.a.*	Rent Review 2017
	Roof and Garden Plant Room	3G UK Ltd and EE Ltd and Arquiva Ltd (Deed of variation 31.01.2011 and 15.01.2015)	Telecommunications	Subject to a lease for a term of 20 years from 25th May 2006 Rent review on 31st January 2018 and 5 yearly RPI. Tenant break option 2021	£6,000 p.a.**	Rent Review 2018
	Total				£20,180 p.a.	
51	Site		0.034 Hectares (0.083 Acres)	Vacant	—	—

*Rent paid quarterly up to 28th September 2015.

**Rent paid annually up to and including 23rd May 2016.