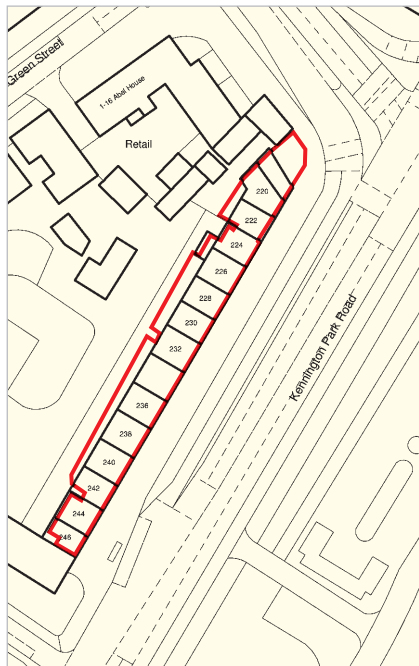


London SE11

218-248 Kennington Park Road Kennington SE11 4DA

- Long Leasehold Shopping Parade Investment
- Affluent South London location
- Well located a short distance from The Oval Underground Station
- Tenants include Dignity Funerals Limited on a new 10 year lease
- Asset management opportunity
- No VAT applicable
- Rent Reviews from 2018
- Total Current Gross Rents Reserved **£277,500 pa**

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Leasehold. Held for a further term of 112 years at a fixed peppercorn rent.

Location

Kennington is a densely populated suburb of London, 2 miles to the south of Central London. Communications are good with the A3 running through the area. The Northern Line of the London Underground also provides good access to Central London, both Oval and Kennington Stations are close by. Vauxhall Rail Station is some ½ mile to the west.

The property is situated on the west side of the A3, at its junction with Kennington Park Road, opposite Kennington Park.

Occupiers close by include The Post Office, Costcutter and a large number of residential properties.

Description

The property is arranged on ground floor only to provide 16 retail units that form part of a large parade.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 Cey Mustafa, AK Law. Tel: 0208 280 0212 e-mail: cey@ak-law.co.uk



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/Reversion
218	Dignity Funerals Limited	Gross Frontage	9.45 m	(31' 0")	Lease renewed for 10 years from 11.01.2018 Rent review every 5th year FR & I	£40,000 p.a. (Previously £32,250 p.a.)	Rent Review 2023
		Net Frontage	8.95 m	(29' 4")			
		Return Frontage	4.65 m	(15' 3")			
		Ground Floor (1) Car space at rear	83.70 sq m	(901 sq ft)			
220	Queart Limited (t/a Que Arts)	Gross Frontage	8.30 m	(27' 3")	15 years from 15.06.2015 Rent review every 5th year FR & I Break option 2025	£21,000 p.a.	Rent Review 2020
		Net Frontage	7.30 m	(23' 11")			
		Shop/Built Depth	9.30 m	(30' 6")			
		Ground Floor	71.00 sq m	(764 sq ft)			
222	Niemans Chemists Limited	Gross Frontage	6.90 m	(22' 8")	21 years from 24.06.2001 Rent review every 3rd year FR & I	£26,000 p.a.	Rent Review 2017
		Net Frontage	6.10 m	(20' 0")			
		Shop Depth	13.32 m	(43' 8")			
		Built Depth	25.20 m	(82' 2")			
224	Karwan Ibrahim	Gross Frontage	4.55 m	(14' 11")	15 years from 09.04.2013 Rent review every 5th year FR & I	£7,100 p.a.	Rent Review 2018
		Net Frontage	3.90 m	(12' 9")			
		Shop Depth	5.65 m	(18' 6")			
		Built Depth	9.80 m	(32' 2")			
		Ground Floor	32.30 sq m	(348 sq ft)			
226-228	Conice UK Limited (t/a Kumon)	Gross Frontage	13.30 m	(43' 8")	15 years from 05.01.2015 Rent review every 5th year FR & I. Break options 2020 and 2025	£28,500 p.a.	Rent Review 2020
		Net Frontage	12.35 m	(40' 6")			
		Ground Floor (1)	145.20 sq m	(1,563 sq ft)			
230	Ms C Bola Oshijo	Gross Frontage	7.20 m	(23' 7")	15 years from 01.07.2004 Rent review every 3rd year FR & I	£11,900 p.a.	Reversion 2019
		Net Frontage	6.55 m	(21' 6")			
		Ground Floor (1)	47.30 sq m	(509 sq ft)			
232	Under Offer	Gross Frontage	5.55 m	(18' 3")	New 15 year lease from completion Rent review every 5th year	£19,000 p.a.	
		Net Frontage	4.95 m	(16' 3")			
		Ground Floor (1)	45.15 sq m	(486 sq ft)			
234	Nigel Rodrigues (t/a Dental Surgery)	Gross Frontage	5.45 m	(17' 10")	15 years from 11.12.2017 Rent review every 5th year FR & I	£15,500 p.a.	Rent Review 2022
		Net Frontage	4.95 m	(16' 3")			
		Ground Floor (1)	42.10 sq m	(453 sq ft)			
236	Spineworks Chiropractic Ltd	Gross Frontage	6.00 m	(19' 8")	15 years from 24.08.2010 Rent review every 3rd year FR & I	£20,000 p.a.	Rent Review 2019
		Net Frontage	5.05 m	(16' 7")			
		Ground Floor (1)	60.55 sq m	(652 sq ft)			
238	The Signature Bread Company Limited (Lease under assignment. Tenant currently fitting out)	Gross Frontage	6.50 m	(21' 4")	20 years from 14.12.2016 Rent review every 5th year FR & I	£24,000 p.a.	Rent Review 2021
		Net Frontage	5.70 m	(18' 8")			
		Shop Depth	8.05 m	(26' 5")			
		Built Depth	11.20 m	(36' 9")			
		Ground Floor	70.00 sq m	(754 sq ft)			
240-242	Hair Art Lounge limited	Gross Frontage	11.60 m	(38' 1")	10 years from 07.09.2016 Rent review every 5th year FR & I Break option 07.09.2021	£33,000 p.a.	Rent Review 2021
		Net Frontage	10.76 m	(35' 4")			
		Shop Depth	7.91 m	(25' 11")			
		Built Depth	11.25 m	(36' 10")			
		Ground Floor	121.60 sq m	(1,309 sq ft)			
244	Christiana Bola Oshijo	Gross Frontage	5.30 m	(17' 5")	10 years from 15.12.2015 Rent review every 5th year FR & I	£10,000 p.a.	Rent Review 2020
		Net Frontage	4.40 m	(14' 5")			
		Ground Floor (1)	29.15 sq m	(314 sq ft)			
246	Kanagaratnam Suthan (t/a SRD Local Express)	Gross Frontage	6.10 m	(20' 0")	15 years and 1 day from 01.08.2008 Rent review every 5th year FR & I	£13,500 p.a.	Rent Review 2018
		Net Frontage	5.50 m	(18' 0")			
		Shop Depth	6.95 m	(22' 9")			
		Built Depth	8.25 m	(27' 1")			
		Ground Floor	40.15 sq m	(432 sq ft)			
248	Sugar Pot Limited	Gross Frontage	4.46 m	(14' 7")	10 years from 03.02.2016 Rent review every 5th year FR & I Break option 03.02.2021	£8,000 p.a.	Rent Review 2021
		Net Frontage	3.05 m	(10' 0")			
		Shop Depth	5.20 m	(17' 11")			
		Built Depth	8.80 m	(28' 10")			
		Ground Floor (1)	23.15 sq m	(249 sq ft)			

(1) Not inspected by Allsop. Areas provided by the Vendor.

Total £277,500 p.a.