



Tenure

Freehold.

Location

Colliers Wood is an increasingly popular and sought after area located in south-west London on the A24 between Wimbledon and Tooting, some 7 miles south-west of central London.

The property is situated on the west side of High Street forming part of a parade of shops serving the surrounding predominantly residential area. Colliers Wood Underground Station (Northern Line) is within easy walking distance to the south.

Occupiers close by include Carpetright and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a lock-up shop, together with a self-contained maisonette above, which is accessed from an entrance at the front.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website 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
52 Shop	Vacant (1)	Gross Frontage 5.60 m (Inc Entrance) Net Frontage 4.30 m Shop Depth 8.00 m Built Depth 14.80 m (18' 5") (14' 2") (26' 3") (48' 7")			
52A	Individual	First & Second Floor Maisonette comprising 3 Rooms, Kitchen, Bathroom/WC (2)	Assured Shorthold Tenancy	£9,100 p.a. annualised (3)	

(1) We understand that the Tenant will vacate the shop at the end of October and that vacant possession of the shop will be provided on completion.

(2) Not inspected by Allsop, accommodation details provided by the Vendor.

(3) The council pay the tenant's rent at £8,343.40 p.a. (annualised). The Vendors have not chased for the arrears.

Total £9,100 p.a. (3)

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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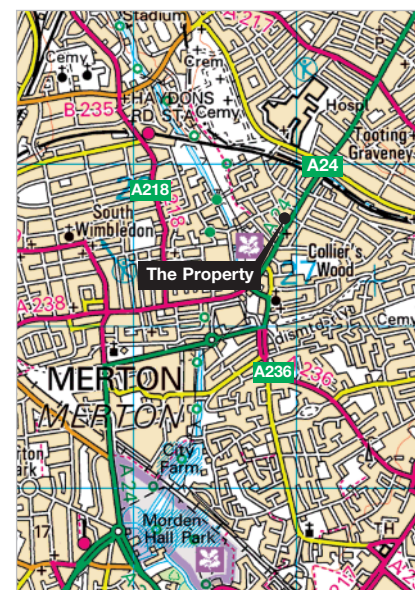
52 High Street

Colliers Wood

SW19 2BY

- **Freehold Vacant Shop and Residential Investment**
- Fast improving area of South West London
- Forms part of a parade of shops
- Substantial maisonette on the upper floors approached from the front
- No VAT applicable
- Vacant Possession of the shop
- Current Rent Reserved
£9,100 pa ⁽³⁾
Plus Vacant Shop

SIX WEEK COMPLETION AVAILABLE



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