



### Tenure

Long Leasehold. The shop (hatched red) and car parking space (hatched blue) are each held for a term of 125 years from 25th March 2006 (thus having approximately 118 years unexpired at a current rent of £250 per annum each (doubling every 25 years)).

### Location

The property is located at the northern end of Tulse Hill close to its junction with Effra Road on the boundary of Streatham Hill and Brixton in a densely populated residential area adjacent to Brockwell Park. Brixton Tube Station (Victoria Line) is located 800 metres to the north of the property and a number of bus routes are located close by. The property is situated on the west side of Tulse Hill between its junctions with Cosser Mews and Dewey Lane. A wide range of multiple retailers including Sainsbury's, Tesco and Boots are located in Brixton less than half a mile to the north.

### Description

The property is arranged on ground and mezzanine floors to provide a ground floor lock-up shop unit which forms part of a larger building, the remainder of which does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	7.15 m	(26' 6")
Net Frontage	3.75 m	(12' 4")
Shop & Built Depth	5.50 m	(18' 0")

### Ground Floor Mezzanine

32.82 sq m	(353 sq ft)
19.08 sq m	(205 sq ft)

### Tenancy

The property is at present let to INKHOUSE (UK) LIMITED guaranteed by Emanuel Patisserie Ltd for a term of 5 years from 15th February 2013 at a current rent of £12,000 per annum. The lease contains full repairing and insuring covenants by way of service charge.

(1) The tenants pay a discounted rent of £11,000 per annum until 14th February 2014 which the Vendors will top-up from completion until 14th February 2014 such that the purchaser in effect receives £12,000 per annum from completion.

The Vendors hold a £4,000 rent deposit which will be passed over on completion.

### Tenant Information

Website Address: [www.inkhouselondon.com](http://www.inkhouselondon.com)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 79 Band D (Copy available on website).

## London SW2

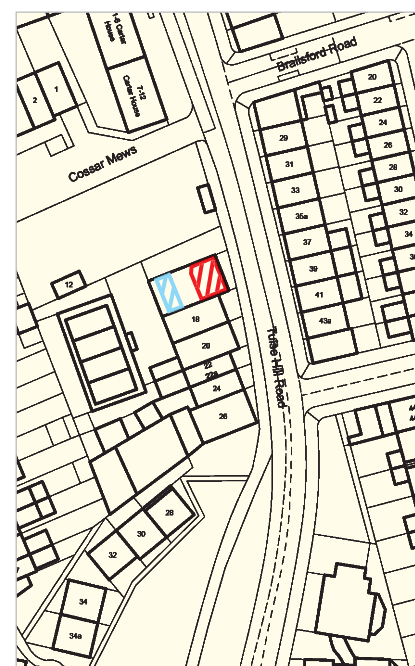
### 16 Tulse Hill

### SW2 2TP

- Long Leasehold Shop and Car Parking Space Investment
- Forms part of a recently constructed retail/residential development
- Densely populated London suburb
- Easy access to Brixton Tube Station (Victoria Line)
- No VAT applicable
- Reversion 2018
- Current Gross Rent Reserved

**£12,000 pa (1)**

**SIX WEEK COMPLETION AVAILABLE**



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