

Lot 2, 25 Tudor Drive, Morden, London, SM4 4PD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 2, 25 Tudor Drive, Morden, London, SM4 4PD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Property Information

South West London Retail Investment

- Let to an Individual t/a Beautiful Nails
- Comprises a Ground Floor Shop
- Popular South West London Suburb
- 200m from the Busy A24 and B279 Junction
- 400m South of Morden Park
- Nearby Occupiers include Asda, KFC and an Eclectic Mix of Local Retailers

Lot

2

Auction

13th December 2023

Rent

£12,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

9 miles south-west of Central London, 2.5 miles south of Wimbledon, 5 miles south of Clapham

Roads

A24, A217, A3

Rail

Morden Underground (Northern Line)

Air

London Heathrow Airport

Situation

Morden is an attractive South West London suburb some 9 miles from Central London. The property is situated on Tudor Drive at its junction with Dudley Drive, 400m south of Morden Park. Nearby occupiers include Asda, KFC and an eclectic mix of local retailers.

Tenure

Virtual Freehold. Held for a term of 999 years from completion at a fixed rent of one peppercorn per annum exclusive.

EPC

Band B

Description

The property comprises a ground floor shop trading as a Nail Salon.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 2, 25 Tudor Drive, Morden, London, SM4 4PD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Retail	44.61	(480)	AN INDIVIDUAL (t/a Beautiful Nails)	16 years from 07/09/2010	£12,000	(06/09/2026)
Total Approximate Floor Area		44.61	(480)			£12,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)
(2)The Seller is holding a rent deposit of £2625.

Lot 2, 25 Tudor Drive, Morden, London, SM4 4PD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 2, 25 Tudor Drive, Morden, London, SM4 4PD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 2, 25 Tudor Drive, Morden, London,

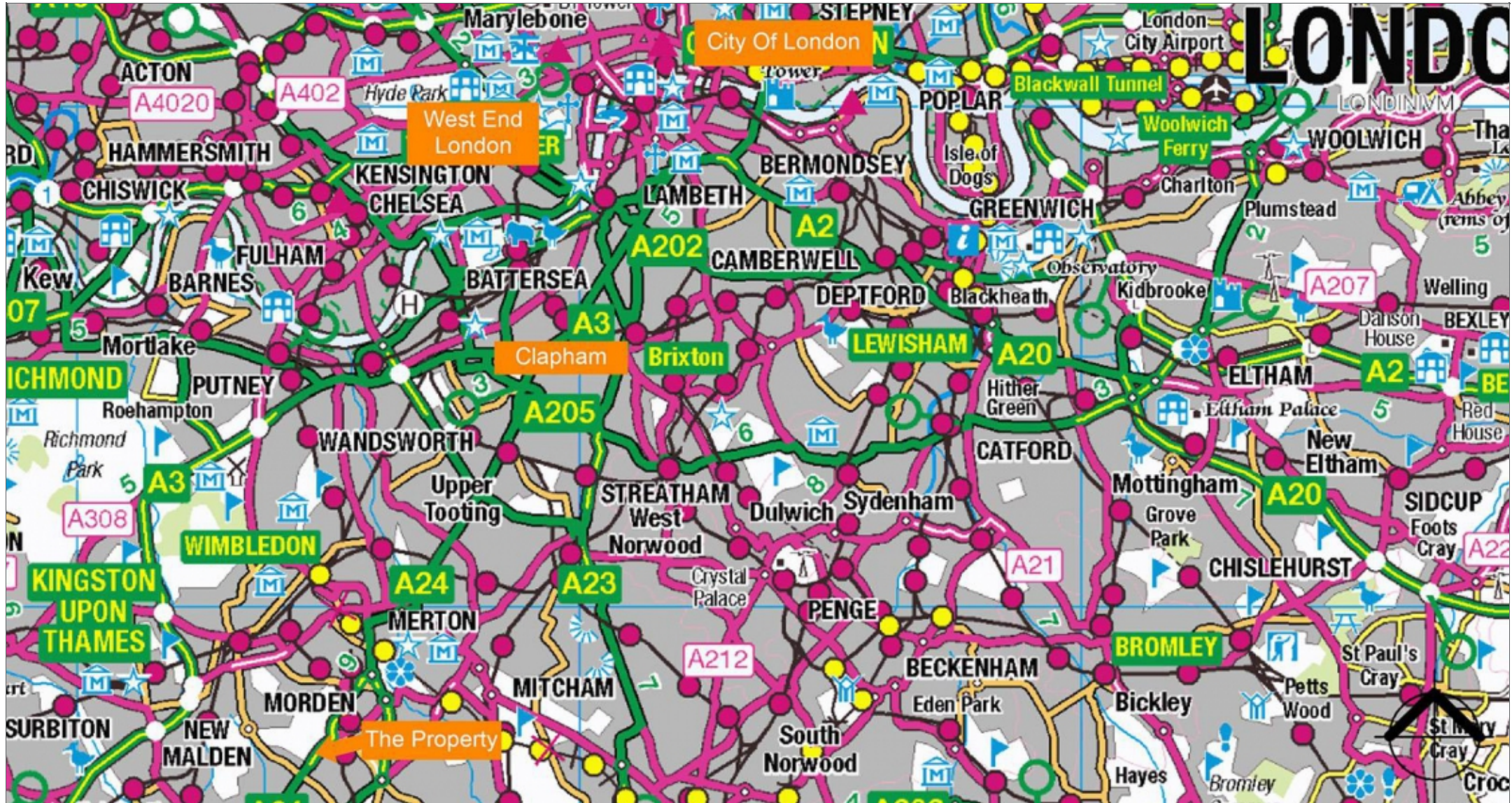
SM4 4PD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 2, 25 Tudor Drive, Morden, London, SM4 4PD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 2, 25 Tudor Drive, Morden, London, SM4 4PD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Edward Martin
+44 (0)20 7034 4854
+44 (0)7478 673 535
edward.martin@acuitus.co.uk

Seller's Solicitors

Donald Morrison
02089 499 500
dmorrison@pearsonhards.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020