



**6 WEEK COMPLETION**

**SITUATION**

Located close to the junction Nunhead Grove near to **3 Pubs**, an **NHS Pharmacy** and variety of established traders all serving the surrounding residential area being within close proximity of Peckham Rye and Nunhead Mainline Station. Peckham lies between Camberwell and East Dulwich only 5 miles from Central London.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level. In addition, the property benefits from a small **Rear Yard**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 12'1" Internal Width 9'9" widening to 15'6" Shop Depth 52'8" Built Depth 58'6" 2 WCs	<b>Coral Racing Ltd</b> (Having approx 1,600 branches)	16 years from 1st March 2011	£7,100	FRI by way service charge <b>Rent Reviews 2016 (greater of £8,083pa or OMV) and 2021 (to min of 2.5% pa compound or OMV)</b>
First Floor Flat	Not Inspected	2 Individuals	99 years from 25th March 1987	£100	FRI by way of service charge <b>Valuable Reversion in approx 74 ¾ years</b>

**TOTAL £7,200**

View along Nunhead Green



**£7,200 per annum With Minimum Rental Uplifts**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts