



SITUATION

Located at the junction with Peckham High Street and close to such multiples as **Western Union, Coral** and a **Post Office**, benefiting from excellent transport links being less than a mile from Queens Road Peckham and Peckham Rye Mainline Stations. 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** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	12'0"
Shop Depth	25'6"
Built Depth	47'6"
WC	

First & Second Floor Flat*

5 Rooms, Kitchen, Bathroom/WC

*Not inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **O. N. Korkmaz as a Take-Away** for a term of 20 years from 24th June 1994 at a current rent of **£20,250 per annum** exclusive.

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The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
Hamblins LLP - Tel: 020 7355 6000
Ref: M Hurst Esq - Email: mhurst@hamblins.co.uk

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