



SITUATION

Occupying a prominent corner position within this established shopping centre amongst such multiples as **Barclays, Lloyds TSB, Bairstow Eves** and others. Blackfen is a popular suburb lying some 11 miles south-east of Central London on the main A2.

VAT is NOT payable in respect of this Lot

PROPERTY

An end terraced property comprising a **Ground Floor Betting Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Maisonette** on the two upper floors. In addition, there is a small yard to the rear of the property and an **Advertising Hoarding** on the flank wall.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'2" Internal Width 18'1" Shop and Built Depth 67'0" 2 WCs	Coral Racing Ltd (having approx. 1,600 branches)	15 years from 11th November 2004	£10,000	FRI Rent Reviews 2009 (Outstanding – Landlord quoted £12,750 p.a.) and 2014. Tenant’s Break 2014 The lessees carried out a major re-fit in 2009 including a rear extension.
First & Second Floor Maisonette	4 Rooms, Kitchen, Bathroom/WC	VACANT			
Advertising Hoarding		Insite Poster Investment	99 years from 20th February 2007	£1	
TOTAL				£10,001	

**£10,001 per annum
Plus Vacant Maisonette**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

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