

**6 WEEK COMPLETION**



**SITUATION**

Located within a busy established shopping parade adjacent to a **Post Office** and a **Pharmacy** and opposite Stevens Park situated just off Upper Wickham Lane (A209) and close to Welling High Street, serving the surrounding densely populated residential area. Welling is situated approximately 11 miles south-east of central London and 6 miles west of the M25 (Junction 1A) with easy access via the A2. Welling Rail Station and Bexley Heath Station (South Eastern Rail) are within close proximity.

**PROPERTY**

A mid-terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the two upper floors.

**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 19'4" Internal Width 17'1" Shop Depth 26'2" Built Depth 74'9" WC	<b>K. Cheverst (Bakery with 2 branches)</b>	8 years from 18th December 2010 <b>(Tenant has been in occupation since 2002)</b>	£9,400	FRI <b>Rent Review 2014</b>
First & Second Floor Maisonette	Not inspected	Individual	999 years from 25th December 1986	£50	FRI
<b>TOTAL</b>				<b>£9,450</b>	

**£9,450 per annum**

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

**VENDOR'S SOLICITORS**  
Karis Spyris LLP – Tel: 020 8443 7079  
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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