

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position within this established parade which includes an **NHS Pharmacy** close to the junction with Barnehurst Road and serving the surrounding residential area. Barnehurst Mainline is within close proximity. Bexleyheath is located some 12 miles south east of Central London with excellent road links being only 6 miles from the M25 (Junction 2) via the A2.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate side access via a communal entrance to a **Self-Contained Flat** on Part Ground and First Floor Level. In addition, the property benefits from a rear yard & garage.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.1 (Ground Floor Shop) & Garage	Gross Frontage 20'4" Internal Width 19'5" Shop Depth 25'7" Built Depth 69'1" Rear Storage Area Approx. 545 sq ft WC	M Anpalakan (Off-Licence)	20 years from 23rd November 2010	£15,000	FRI Rent Reviews 2015 & 5 yearly We understand the tenant paid a premium of £15,000 for the lease in 2012 and intends to re-brand the shop in due course
No.1A (Part Ground/ First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC*	Individuals	1 year from 30th November 2011	£8,340	AST
TOTAL				£23,340	

*Not inspected by Barnett Ross

£23,340 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**



JOINT AUCTIONEERS

Kingsbury Consultants
Tel: 020 7183 2529 Ref: K Goldstein Esq

VENDOR'S SOLICITORS

Philip Ross & Co – Tel: 020 7636 6969
Ref: Ms Charlotte Gould – Email: charlotte.gould@philipross.com

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