

**6 WEEK COMPLETION**



**SITUATION**

In this established parade near a **Post Office**, close to the junction with Duncrievie Road and within close proximity of Hither Green Station (South Eastern Line). Hither Green benefits from good road links via the A21 being 1 mile south of Blackheath and 8 miles from Central London.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **4 Self-Contained Flats** at Rear Ground, Basement, First and Second Floor levels. In addition the property benefits from a **Rear Garden**.

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to S Meer (**see Note 1**) for a term of 15 years from 19th June 2004 at a current rent of **£14,500 per annum** exclusive.

**Rent Reviews 2009 (Outstanding) and 2014**

**£14,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	19'10"
Internal Width	14'4"
Shop Depth	27'3"
Built Depth	57'2"
WC	

**Rear Ground Floor Flat (with Basement)**

Living Room/Bedroom, Kitchen, Shower, sep WC plus access to garden and Basement storage.

**Front First Floor Flat**

Reception, Kitchen, Bedroom with en-suite Shower Room/WC

**Rear First Floor Flat**

Living Room/Bedroom incl. Shower, Kitchen, sep WC

**Second Floor Flat (Not Inspected by Barnett Ross)**

Reception, Bedroom incl. Shower, Kitchen, sep WC

**Note 1: We understand the lessee currently sub-lets the entire property (Beauty Salon and 4 Flats) at a total of £32,240 p.a.**

**Note 2: The lessee has indicated in writing that he would like to take a longer lease.**

**Note 3: There is a rent deposit of £3,625 held.**

**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