



**6 WEEK COMPLETION**

**SITUATION**

Located close to the junction with Dartmouth Road and within close proximity to Forest Hill Railway Station (connections to London Bridge and London Victoria in approximately 30 minutes) and amongst many multiple retailers including **Sainsbury's, Barclays, Pizza Hut, Sue Ryder, WH Smith, Santander** and **M&Co**. Forest Hill lies 8 miles south-east of Central London and benefits from good road links via the South Circular Road.

**PROPERTY**

A mid terraced property comprising a **Ground Floor Shop** and **Basement Storage** together with a **Self-Contained Flat** on first and second floors. The flat is accessed from a rear yard via a right of way from Havelock Walk which is a rear Mews.

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

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'5"
Internal Width	18'3"
Shop Depth	41'10"
Built Depth	47'10"

**Basement Storage**

Area Approx	627 sq ft
WC	

**First and Second Floor Flat**

5 Rooms, Kitchen, Bathroom and 2 Separate WCs

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Mrs P Muhuntham t/a Favorite Fried Chicken (Franchise Corporation with over 100 branches)** for a term of 15 years from 31st May 2012 (**See Note**) at a current rent of **£28,000 per annum** exclusive.

**Rent Reviews 2017 and 5 yearly.**

**Note 1: The lessee recently paid a premium of £30,000 for the renewal of the lease.**

**Note 2: There is a £5,945 Rent Deposit held.**

**£28,000 per annum**

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

**VENDOR'S SOLICITORS**

Soloman Taylor & Shaw - Tel: 020 7431 1912  
Ref: B Shaw Esq - Email: barry@solts.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