

IN THE SAME OWNERSHIP FOR OVER 20 YEARS



**SITUATION**

Occupying a prominent trading position close to the junction with Ladywell Road, opposite **Ladywell Leisure Centre** and close to such occupiers as **Ladbroke's, Rileys** and **Hss Hire Shop**.

Lewisham is a densely populated suburb which lies some 4 miles south-east of Central London with good access via the A20 and A21.

**PROPERTY**

An attractive terraced property of brick construction comprising a **Ground Floor Restaurant/Take-Away** with **Basement Storage** plus internal and separate front access to **Residential Accommodation** on 3 upper floors.

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

**FREEHOLD**

**£17,000 per annum  
rising to £18,000 p.a.  
in 2014**

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

**ACCOMMODATION**

**Ground Floor Restaurant**

Gross Frontage	16'10"
Internal Width	10'5" widening to 12'7"
Restaurant Depth	29'6"
Built Depth	70'4"
Restaurant Area	Approx 370 sq ft
Kitchen/Prep Area	Approx 320 sq ft
2 WC's	
External Store Area	Approx 235 sq ft
<b>Basement</b> Storage Area	Approx 80 sq ft
<b>First Floor</b> – 2 Bedrooms, Shower/WC, Sep Shower	
<b>Second Floor</b> – 2 Bedrooms, Kitchen	
<b>Third Floor</b> – 2 Bedrooms	

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Mr X Chen as a Chinese Restaurant & Take-Away** for a term of 20 years from 23rd April 2007 at a current rent of **£17,000 per annum exclusive rising to £18,000 p.a.** on the 23rd April 2014.

**Rent Reviews 2017 & 2022**

**Note: The Residential upper part is currently occupied by staff.**

**VENDOR'S SOLICITORS**  
Goodman Derrick LLP – Tel: 020 7404 0606  
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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