



SITUATION

Occupying a prominent trading position close to the junction with Ladywell Road, opposite **Ladywell Leisure Centre** and close to such occupiers as **Ladbrokes, 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.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'10"
Internal Width	10'10" widening to 13'8"
Shop Depth	43'10"
Built Depth	77'5"
Sales Area	Approx 500 sq ft
Store Area	Approx 380 sq ft
WC	

First Floor - 2 Self-Contained Studio Flats

Each comprising 1 Room (incl. Kitchenette), Bathroom/WC

Second & Third Floor (Not Self-Contained)

3 Rooms, communal Sitting Room, communal Laundry Room, communal Bath/WC & communal WC

PROPERTY

An impressive terraced property of brick construction comprising a **Ground Floor Shop** with separate front access to **Residential Accomodation** on 3 upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Mrs N Nasir as a furniture showroom** for a term of 10 years from 28th September 2004 at a current rent of **£14,000 per annum** exclusive.

Valuable Reversion 2014

Note: We are informed that the tenant sub-lets the upper parts.

£14,000 per annum

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

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