

6 WEEK COMPLETION



SITUATION

Located in this established parade close to the junction with Blendon Terrace amongst a variety of local and multiple retailers including **Costcutter, Robinson - Jackson** and a **Jet Petrol Station** all serving the surrounding residential area, being close to Plumstead Common. Plumstead benefits from easy access to Central London and the South Circular Road (A205) being only 6 miles from the city and within close proximity of London City Airport.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on lower ground, ground and first floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 127 (Ground Floor Shop)	Gross Frontage 12'1" Internal Width 11'3" Shop Depth 19'6" Built Depth 24'2" WC	Global Development & Building Services Ltd (Designers/Printers)	5 years from 1st February 2013	£7,800	FRI The tenant owns the Freehold of an opposite building where he operates another business.
No. 127A (Lower Ground, Ground and First Floor Flat)	Not Inspected	Individual	99 years from 4th October 1974	£15	FRI Valuable Reversion in 60 years
TOTAL				£7,815	

£7,815 per annum

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

VENDOR'S SOLICITORS
Vyman Solicitors – Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani – Email: jaymini.ghelani@vyman.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 £350 (including VAT) upon exchange of contracts