



SITUATION

Located on the busy A2 Old Kent Road close to the junction with Penry Street amongst such multiples as **Western Union** and **Betfred** in this mixed residential and commercial area, less than one mile from Elephant and Castle.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------|---|---|-------------------------------------|-------------------|--|
| Ground Floor Shop | Gross Frontage 14'9" Internal Width 13'2" Shop Depth 33'6" Built Depth 42'8" WC | Yulya Gurbanova Goncalves (Grocery) | 10 years from 19th December 2008 | £14,000 | FRI Rent Reviews 2011 (Not actioned) and 3 yearly. |
| First Floor Flat | 2 Rooms, Reception/Kitchen, Bathroom/WC | VACANT | | | |
| Second Floor Flat | 2 Rooms, Reception/Kitchen, Bathroom/WC | VACANT | | | |

TOTAL

**£14,000 Plus
2 Vacant Flats**

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2 Vacant Flats**

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

VENDOR'S SOLICITORS

Hamblins LLP - Tel: 020 7355 6000
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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 £500 (including VAT) upon exchange of contracts