



**SITUATION**

Located close to the junction with Upper Wickham Lane in this prominent trading position amongst such multiple retailers including **Boots, Barclays, Select, Morrisons, Tesco, Carpet Right, Britannia Building Society, Superdrug** and **Your Move**, serving the surrounding residential population.

Welling is situated approximately 11 miles south-east of central London and 6 miles west of the M25 (Junction 1A) with easy access via the A2.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to **Ancillary Store** on the first floor. The rear of the property backs on to the Morrison's Supermarket car park.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 15'10"  
Internal Width 14'6"  
Shop Depth 62'9"  
2 WCs

**First Floor**

Ancillary Store GIA Approx 455 sq ft  
2 WCs

**£15,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having over 1,700 branches) (T/O for Y/E 29/09/12 £603.4m, Pre-Tax Profit £101.3m and Net Worth £61m)** for a term of 10 years from 11th August 2005 at a current rent of **£15,000 per annum** exclusive.



**VENDOR'S SOLICITORS**  
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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