

6 WEEK COMPLETION



SITUATION

Located close to the junction with the main A2 Old Kent Road within this established parade of local retailers serving the surrounding residential neighbourhood. Peckham Rye Mainline Station and the multiple shopping facilities of Rye Lane are both within 1 mile and the Old Kent Road provides fast access into central London (5 miles to the West) and Greenwich (4 miles to the East).

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	12'2"
widening to	15'8"
Shop Depth	41'9"
Built Depth	44'8"
WC	

TENANCY

The property is let on a full repairing and insuring lease to **Moji Oladimeji as a General Store** for a term of 10 years from 23rd November 2013 (**Renewal of a previous lease**) at a current rent of **£7,620 per annum** exclusive.

Rent Reviews 2018 and 2023

£7,620 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Rexton Law - Tel: 020 8819 5899
Ref: D Zysblat Esq - Email: daniel@rextonlaw.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 £500 (including VAT) upon exchange of contracts