

6 WEEK COMPLETION



SITUATION

Located at the end of an established parade near **The Money Shop** close to the junction with Britton Close and within close proximity to **The Co-operative Food/ Texaco Petrol Station**.

Catford is located 6 miles south-east of central London and enjoys good road links via the A21 and A205 South Circular Road.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Shop and Basement**. In addition, the property benefits from front forecourt parking.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'6"
Internal Width	12'9"
Shop & Built Depth	64'2"
WC	

Basement

Area	Approx 625 sq ft
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TENURE

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

TENANCY

The property is let on a full repairing and insuring lease to **Capital Steps Ltd as a 'Loans 2 Go' (having approx. 60 branches)** for a term of 5 years from 1st March 2012 at a current rent of **£10,000 per annum** exclusive.

Tenant's Break any time on 6 months prior notice.

£10,000 per annum

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

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: B. Dubiner Esq - Email: bd@bnilaw.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