



SITUATION

Located close to the junction with Bellegrove Road (A207) amongst such multiples as **Domino's, Wimpy, Superdrug, Boots Pharmacy, Coral** and a few hundred yards from a **Large Morrison's Supermarket** with Welling Railway Station just a short walk away.

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** and a **Rear Building** together with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from a rear yard.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'2" Internal Width 15'8" Shop Depth 27'2" Built Depth 44'9" WC		VACANT		
Rear Building	Not inspected		VACANT		
First Floor Flat	1 Bedroom, Lounge/Kitchen, Bathroom/WC (Not inspected)	Individual	1 year from 5th October 2009	£7,200	AST. Holding over.

£7,200 p.a. Plus Vacant Shop & Rear Building

TOTAL	£7,200 plus Vacant Shop and Rear Building
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The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

* Refer to Point 9 in the 'Notice to all Bidders' page

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