



6 WEEK COMPLETION

**SITUATION**

Located in the main shopping thoroughfare amongst a variety of multiple retailers such as **Subway, McDonald's, Lloyds, Scope, Post Office** and a **Large Iceland Supermarket** as well as being only ¼ mile from Welling Railway Station.

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 substantial end of terrace building comprising a **Double Ground Floor Shop** with separate side access to **3 Self-Contained Flats** on the first and second floors.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 47'10" Internal Width 43'8" max Shop Depth 42'10" Built Depth 62'7" Ladies & Gents WCs	<b>William Hill Organization Limited</b> (Having over 2,300 branches)	10 years from 15th February 2014 <b>(Renewal of a previous lease – in occupation over 17 years)</b>	£25,000	FRI by way of service charge <b>Rent Review 2019</b>
First & Second Floor Flats (3 Flats)	Not Inspected	Various	Each 99 years from 24th June 1985	£150 (each £50)	Each FRI by way of service charge <b>Rent rises to £225 after 33 years and to £300 after 66 years</b> <b>Valuable Reversions in approx. 69 years</b>
<b>TOTAL</b>				<b>£25,150</b>	

**Note: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.**

**£25,150 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

\* 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