

**6 WEEK COMPLETION**



**SITUATION**

A prominent corner building located at the end of this local parade next to the junction with Woodyates Road. The property is within close proximity of Lee Railway Station and sits amongst a variety of established traders serving the surrounding residential area.

Burnt Ash Hill runs between the A20 Eltham Road and the A205 St Mildreds Road within 1 mile south of Blackheath and 7 miles from the City of London.

**PROPERTY**

Comprising a **Ground Floor Shop with Courtyard** and separate side access to **2 Self-Contained Flats** on the first and second floors. In addition, there is a **Self-Contained Office** to the rear and **2 Advertising Hoardings**.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'4" Internal Width 23'0" Shop Depth 18'9" Built Depth 41'6" WC Plus Courtyard	<b>Mr &amp; Mrs S. Saffet (Bakery/Coffee Shop)</b>	20 years from 3rd November 2006	£13,000	Effectively FRI <b>Rent Reviews 2016 &amp; 2021</b> <b>Note: The Tenant is currently fitting out and plans to open at the beginning of May 2015</b>
2 Advertising Hoardings		<b>JCDecaux Ltd</b>	3 years from 24th May 2014	£1,700	
First and Second Floor (2 Flats)	Not Inspected	<b>2 Individuals</b>	125 years from 4th November 2014	£250	Effectively FRI <b>Rising by £250 every 25 years.</b>
Rear Ground Floor Office	Not Inspected	<b>P. Wakenhall</b>	999 years from 24th June 2000	Peppercorn	Effectively FRI
<b>TOTAL</b>				<b>£14,950</b>	

**£14,950 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

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

**VENDOR'S SOLICITORS**  
Memery Crystal LLP – Tel: 020 7242 5905  
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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