



**SITUATION**

Occupying a prominent main road position close to the junction with Stansted Road amongst a variety of local traders.

Forest Hill is a popular residential area lying some 10 miles south-east of central London.

**PROPERTY**

A terraced property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** above.

**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 31'2" Internal Width 30'6" (max) Built Depth 54'1" Net Internal Area Approx 1,175 sq ft WC	<b>William Hill Organization Ltd (Having over 2,300 branches)</b>	15 years from 24th June 2006	£11,500	FRI <b>Rent Reviews 2011 (Outstanding) and 2016. Tenant's Break June 2016. Tenant did not operate its 2011 Break.</b>
First Floor Flat <sup>1</sup>	2 bedrooms, Living Room, Kitchen, Bathroom/WC and Roof Terrace <b>(GIA Approx. 721 sq ft)</b>	<b>Individual</b>	1 year from 18th December 2013	£12,600	AST

<sup>1</sup> Not inspected by Barnett Ross

<b>TOTAL</b>	<b>£24,100</b>
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**£24,100 per annum**

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

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

**VENDOR'S SOLICITORS**  
Ingram Winter Green – Tel: 020 7845 7400  
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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