



**SITUATION**

Occupying a prominent position in this busy thoroughfare adjacent to **Winkworths**, opposite **Café Rouge** and **Greenwich Picture House** and amongst such other traders as **Pizza Express, Sainsbury's, Jamies Italian, HSBC** and many more.

**PROPERTY**

Forming part of a larger development comprising **2 Ground Floor Shops** (Double Estate Agent and a Betting Shop).

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

**TENURE**

**Leasehold for a term of 99 years from 9th May 2003 at a peppercorn.**



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 (Double Shop)	<b>Ground Floor Double Shop</b> Gross Frontage 41'6" Internal Width 39'6" Built Depth 74'6" Area Approx. 1,300 sq ft	<b>M Epps Blackheath Ltd t/a Winkworth Estate Agents (having 3 Branches)</b>	10 years from 10th May 2013	£65,000	<b>FRI Rent Review and Tenant's Break 2018</b>
Unit 2 (Shop)	<b>Ground Floor Shop</b> Gross Frontage 16'11" Internal Width 23'8" Built Depth 41'3" max Area Approx. 910 sq ft	<b>Coral Racing Ltd (having approx. 1,600 branches)</b>	15 years from 18th July 2014	£50,000	<b>FRI Rent Reviews 2019 &amp; 2024. Tenants break 2024 Tenants paid a £70,000 premium to take the lease</b>
<b>TOTAL</b>				<b>£115,000</b>	

**£115,000 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**  
 Harold Benjamin – Tel: 020 8422 5678  
 Ref: J. Rose Esq – Email: jonathan.rose@haroldbenjamin.com

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



View directly opposite the Property

