



SITUATION

Occupying a prominent corner position within this established shopping centre amongst such multiples as **Barclays, Lloyds Bank, Hunters Estate Agents, Betfred** and others. Blackfen is a popular suburb lying some 11 miles south-east of central London on the main A2.

PROPERTY

An end of terrace building comprising a **Ground Floor Betting Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the two upper floors. In addition, there is a small yard to the rear of the property and an **Advertising Hoarding** on the flank wall.

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 20'2" Internal Width 18'1" Shop Depth 67'0" Staff Kitchen Area 3 WCs	Coral Racing Ltd (having approx. 1,600 branches)	15 years from 11th November 2004	£11,000	FRI Rent Review 2014 (Outstanding – Landlord quoted £15,000 p.a.)
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 23rd April 2013	£11,100	AST Holding over
Advertising Hoarding		Insite Poster Investment	99 years from 20th February 2007	Peppercorn	
TOTAL				£22,100	

£22,100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** 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