



SITUATION

Located close to the junction with Deepdene Road amongst a variety of local traders and multiple retailers such as **Holland & Barrett, McDonald's, Lloyds, Scope, a Post Office** and a **Large Iceland Supermarket** as well as being only approx. ¼ mile of 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 mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from having a rear service road for unloading as well as Parking for 2 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 41 (Ground Floor Shop)	Gross Frontage 16'8" Internal Width 16'1" narrowing at rear to 12'2" Shop Depth 45'1" Built Depth 49'2" WC	T. Smeeters (Tea Room)	10 years from 27th June 2014	£14,000	FRI Rent Review 2019
No. 41b (First Floor Flat)	2 Bedrooms, Open plan Kitchen/Living Room, Bathroom/WC ¹	Individual	1 year from 13th February 2015	£12,000	AST £850 Rent Deposit held.
TOTAL				£26,000	

¹ Not inspected by Barnett Ross

£26,000 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
Marsons Solicitors LLP – Tel: 020 8313 1300
Ref: G. Bush Esq – Email: greg.bush@marsons.co.uk

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