

View from Property



6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Mayow Road in this well established retail thoroughfare and amongst such multiple retailers as **Tesco Express, Ladbrokes, Co-op Food, Paddy Power, Boots, Subway, Post Office, Morley's** and **NatWest**. In addition, Sydenham Railway Station is just a few hundred yards away. Sydenham lies just east of Crystal Palace and South of Dulwich, approximately 9 miles from central London.

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

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors. In addition, the property benefits from use of a rear service road.

**FREEHOLD**

**Note: In accordance with s.5B of the Landlord & Tenant act 1987, Notices have been served on the Lessees and they have NOT reserved their rights of first refusal. This Lot cannot be sold prior to auction.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'10" Internal Width 17'9" narrowing at rear to 14'1" Shop & Built Depth 72'4" 3 WCs Area Approx 1,095 sq ft	<b>William Hill Organization Ltd (Having over 2,300 branches)</b>	20 years from 27th May 2005	£18,350	FRI <b>Rent Review 2020.</b> <b>The Tenant did not exercise their May 2015 Break Clause.</b>
First & Second Floors (2 Flats)	Not inspected	Various	Each 125 years from 1st January 2004	£300 (£150 per Flat)	Each FRI <b>Rents double every 25 years.</b>
<b>TOTAL</b>				<b>£18,650</b>	

**£18,650 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

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

**VENDOR'S SOLICITORS**  
Fladgate LLP – Tel: 020 3036 7233  
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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