



SITUATION

Occupying a prominent trading position on the southern side of the busy A207, opposite its junction with Upper Wickham Lane, and amongst such other multiples as **Poundland, Morrisons, Tesco, Lidl, Boots, Santander, Screwfix City, Superdrug, KFC and McDonald's**. 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.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 37'1" Internal Width (max) 34'1" narrowing at rear to 13'9" Shop Depth 45'11" Built Depth 52'11" Sales Area Approx. 1,135 sq ft Rear Store Area Approx. 60 sq ft WC	M. Puskullu (Curtain Shop)	15 years from 16th June 2014	£19,000	FRI Rent Reviews 2019 and 2024. £4,750 Rent Deposit held.
No. 9a (First, Second & Third Floor Maisonette)	5 Rooms, Kitchen, Bathroom, WC ¹	Individual	1 year from February 2016 (In occupation since 2009)	£10,800	AST
No. 11a (First, Second & Third Floor Maisonette)	5 Rooms, Kitchen, Bathroom/WC ¹	2 individuals	1 year from February 2016 (In occupation since 2011)	£10,800	AST £800 Rent Deposit held.
TOTAL				£40,600	

¹Not inspected by Barnett Ross

PROPERTY

Forming part of an attractive parade comprising a **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Maisonettes** on the three upper floors. In addition, the property includes a rear hard standing area and it benefits from use of a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

£40,600 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* 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